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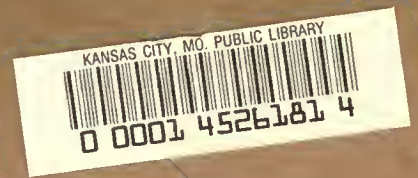


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MODERN TYPE OF
APARTMENT HOTELS
THRUOUT
UNITED STATES



Exhibiting photographic reproductions of exteriors and typical floor plans, together with a description of the essential advantages and the rental schedule, showing the possibilities of this class of building from the tenant's and investor's standpoint.

Price \$5.00

Published by

ROBERT CARROLL CASH

729 Continental and Commercial National Bank Building
Chicago

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Modern Apartment Hotels

THE development of the modern type of Apartment Hotel of recent years has been wonderful. Starting in California some twelve years ago with the idea of supplying the tourist with a temporary domicile, it was soon found to be such a convenient and economical way of living that within this short span of time there have been millions of dollars profitably invested in buildings of this character, especially on the Pacific Coast.

In the last two or three years the East has awakened to their value and today most of our large cities are building them in great numbers. The following pages contain the prominent ones.

The success of the Apartment Hotel is due to its many advantages in comfort, convenience and economy. It combines the service secured in the better class of family hotels with the conveniences of the modern small apartment. The class of service and the appointments of apartments is governed by the price paid for such accommodations, which makes this kind of living quarters within the reach of many people.

A modern two-room apartment in one of these buildings has all the comforts of four—contains a reception hall, large living room, breakfast room, kitchenette completely equipped, bath, dressing room allowing space for dresser and a concealed bed placed in a position to be thoroughly ventilated during the day, yet completely concealed, and so that it can be let down in the living room at night enabling the occupants to sleep in the best ventilated room of their apartment. Through the use of the modern concealed beds the bed room is eliminated entirely and yet the tenant has

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the same efficiency with less upkeep expense and more convenience. The three-room apartments contain an additional room with another concealed bed and dressing room, which gives the efficiency of five rooms. The service depends on the class of building. The deluxe modern Apartment Hotel gives regular high class hotel service—phone in each apartment; a maid to clean the quarters every morning; meals cooked by competent help in one's own kitchen if desired; bell boy service, etc. Buildings are of fire-proof construction, each apartment finished with the best of materials; beautiful lobby with luxurious appointments; billiard, reading and ball rooms; roof garden and the entire furnishing in harmony.

The less expensive buildings are usually of fire-proof construction, interior trim and furnishings according to prices asked for accommodations. In most cases telephone in each apartment with switchboard connections. Porter service for ice, groceries, garbage, etc. The housewife does the work as is usual in the case of apartments or flats occupied by people of this class. Most of the medium priced Apartment Hotels add the social features of lobby, ball room, sometimes a billiard table or two and a roof garden if convenient. Modern construction; improvements in heating, ventilation, lighting, plumbing, artificial refrigeration, garbage incinerator, private filtration water plants all play their part in making these buildings desirable places of abode.

There is no better place than the modern Apartment Hotel for the man of small family to live who wishes the maximum of comfort and convenience at reasonable cost.

From the investor's viewpoint it is "the best real estate investment of today." The following pages will convince you.

ROBERT CARROLL CASH,

Publisher.



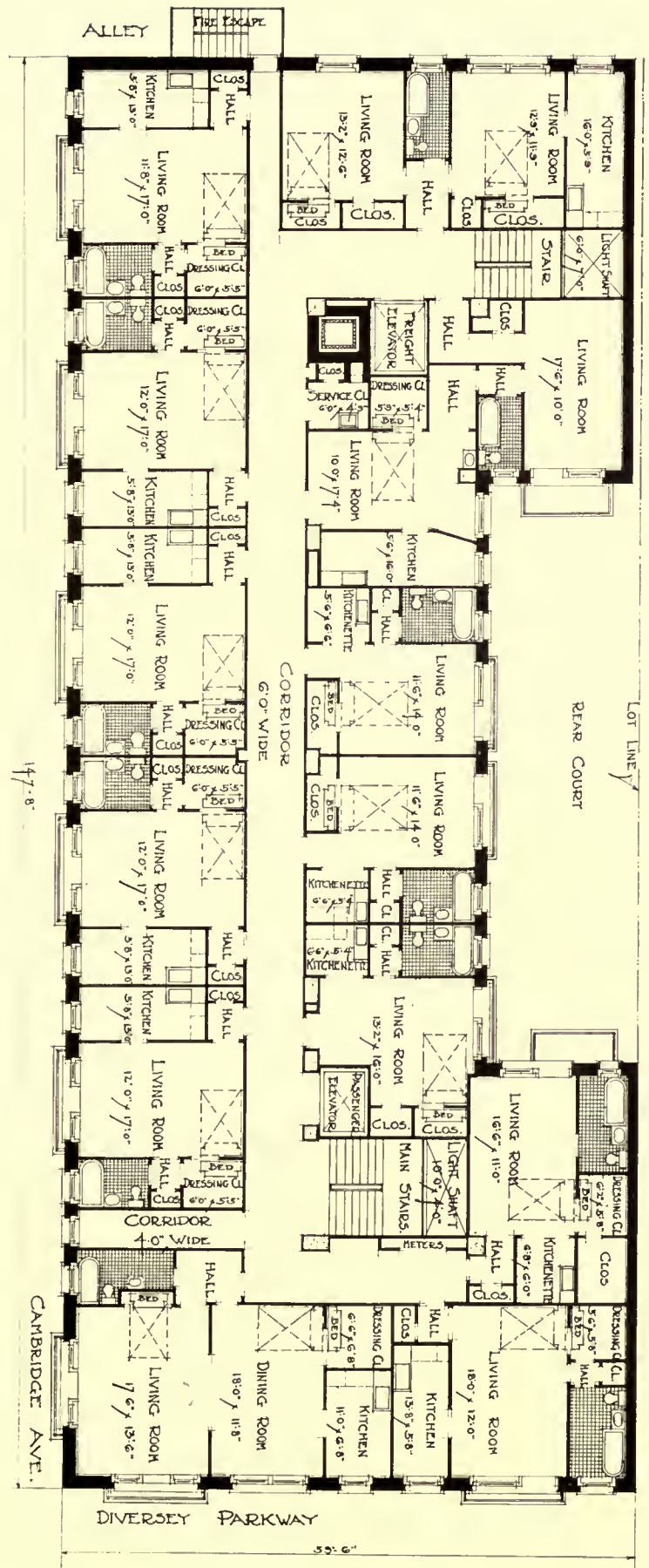
CAMBRIDGE APARTMENT HOTEL, CHICAGO
WALTER W. AHLSCHLAGER, ARCHITECT

The Cambridge Apartment Hotel

THIS Apartment Hotel is located on Diversey Boulevard and Cambridge Avenue, two blocks from Lincoln Park, Chicago. Surface car lines and the motor bus afford excellent transportation—twenty minutes to the heart of city. The building is of fire-proof construction, which makes it practically sound-proof. Has a large lobby, writing room, electric automatic elevator—separate elevator for the service—telephone in each apartment with switchboard connection, giving day and night service. Light, gas and laundry is furnished, also regular hotel maid service. Ice, groceries and other supplies delivered to each apartment by the house porter. Rentals \$40 to \$125 per month.

N. A. Reinert & Co., Proprietors

TYPICAL FLOOR PLAN



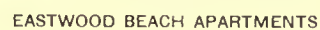


EASTWOOD BEACH APARTMENT HOTEL, CHICAGO ILLINOIS
JOHN A. NYDEN, ARCHITECT

The Eastwood Beach Apartment Hotel

THIS Apartment Hotel is located at 811-817 Eastwood Avenue, Chicago. Surface car lines, the Northwestern elevated railroad—Wilson Avenue station—and the motor bus afford excellent transportation. The building is of fire-proof construction and contains eighty apartments of one and two rooms. Has two electric elevators—separate elevator for service. The apartments are elegantly furnished; telephone in each apartment with switchboard connections. Light, cooking gas, ice and laundry are supplied, also regular hotel maid and porter service. Particular attention was given to the social features in the designing of the Eastwood Beach Apartment Hotel. It has a lobby, spacious lounge and reading rooms; a beautiful ball room and a roof garden with provisions for open air dancing in the summer time. Rentals: \$50.00 to \$100.00 per month.

Goldstein & Friedman, Proprietors



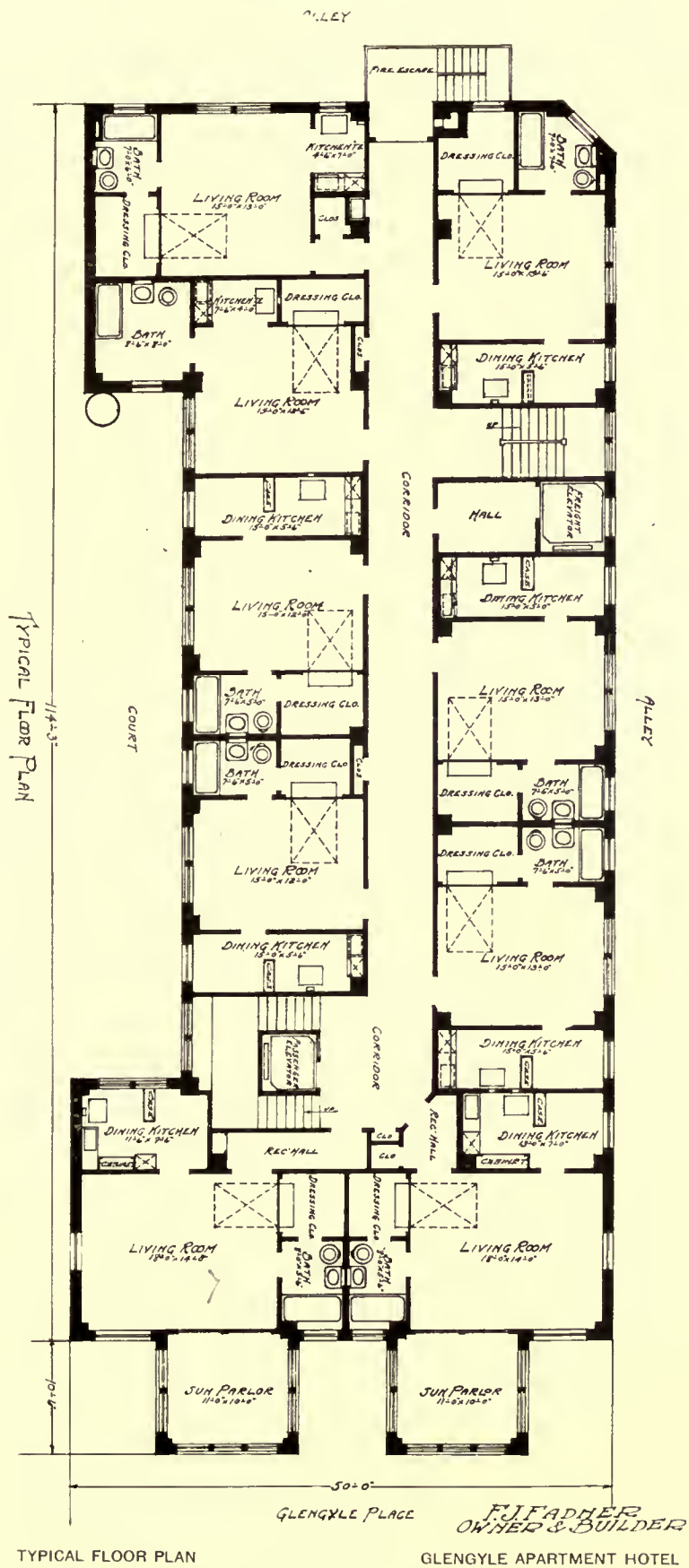


GLENGYLE APARTMENT HOTEL
E. J. OHRENSTEIN, ARCHITECT

Glengyle Apartment Hotel

THE Glengyle Apartment Hotel is located at 941 Glengyle Place, in the select Edgewater residential district of Chicago. Accessible to the business district by elevated railroad and surface lines, which afford excellent transportation, also by motor bus running on Sheridan Road. Building is fireproof construction and contains 63 two-room apartments, the fourteen front apartments having sunparlor in connection. Electric passenger elevator, also electric freight elevator. On the entrance floor there is a spacious lobby, also writing rooms and other conveniences for the social entertainment of the guests. Each apartment has direct telephone connection with switchboard at the office. All apartments completely furnished. Electric light and cooking gas are supplied free. Ice and provisions are delivered by house porter. Rentals: \$55.00 to \$110.00 per month.

F. J. Fadner, Owner





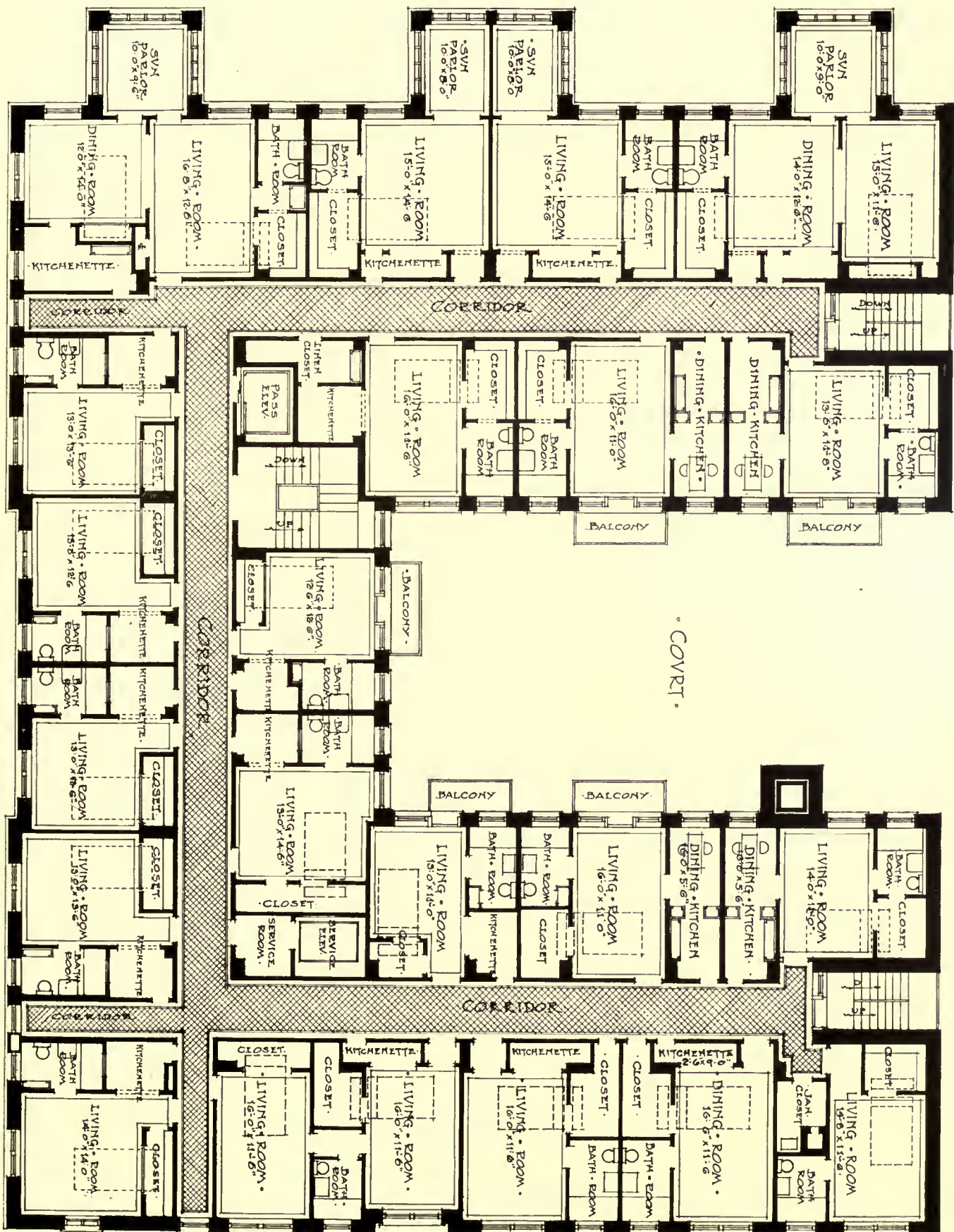
HIGHLANDS APARTMENT HOTEL, CHICAGO
ROY F. FRANCE, ARCHITECT

The Highlands Apartment Hotel

THE Highlands is located in the select Edgewater residential district of the North Side of Chicago, Birchwood and Greenview Avenues. While it is several miles from the business center of the city the excellent transportation facilities enable one to enjoy the environs of the suburb and yet reach the business section in forty minutes. The building is fire-proof and contains ninety-six apartments of two and three-room suites. Each apartment is elegantly furnished and contains all the modern conveniences. Gas, electricity and laundry are supplied by the management. The ground floor has a large lobby and lounging room. Telephone in each apartment. Maid and porter service. Rates \$39.50 to \$100.00 per month.

Chas. H. Henry, Owner

BIRCHWOOD AVE



TYPICAL FLOOR PLAN

THE HIGHLANDS APARTMENT HOTEL



CORNELL APARTMENTS, CHICAGO
ROY F. FRANCE, ARCHITECT

The Cornell Apartments

THE Cornell Apartments are located in the beautiful Hyde Park district of Chicago—55th Street and Cornell Avenue. It is convenient to the Illinois Central Suburban Railroad and the surface car lines. The building is fireproof and constructed along the lines of the typical modern apartment hotel as to the arrangement of each apartment. Each suite contains a large living room, kitchenette, dressing closet with concealed bed and bath. The kitchenettes are equipped with ice boxes, gas stoves and china cabinets. The apartments are leased on a yearly basis unfurnished. Steam heat and janitor service. Rentals \$27.50 to \$42.50 per month.



WRIGHTWOOD APARTMENT HOTEL, CHICAGO
HALL AND OSTERGEON, ARCHITECTS

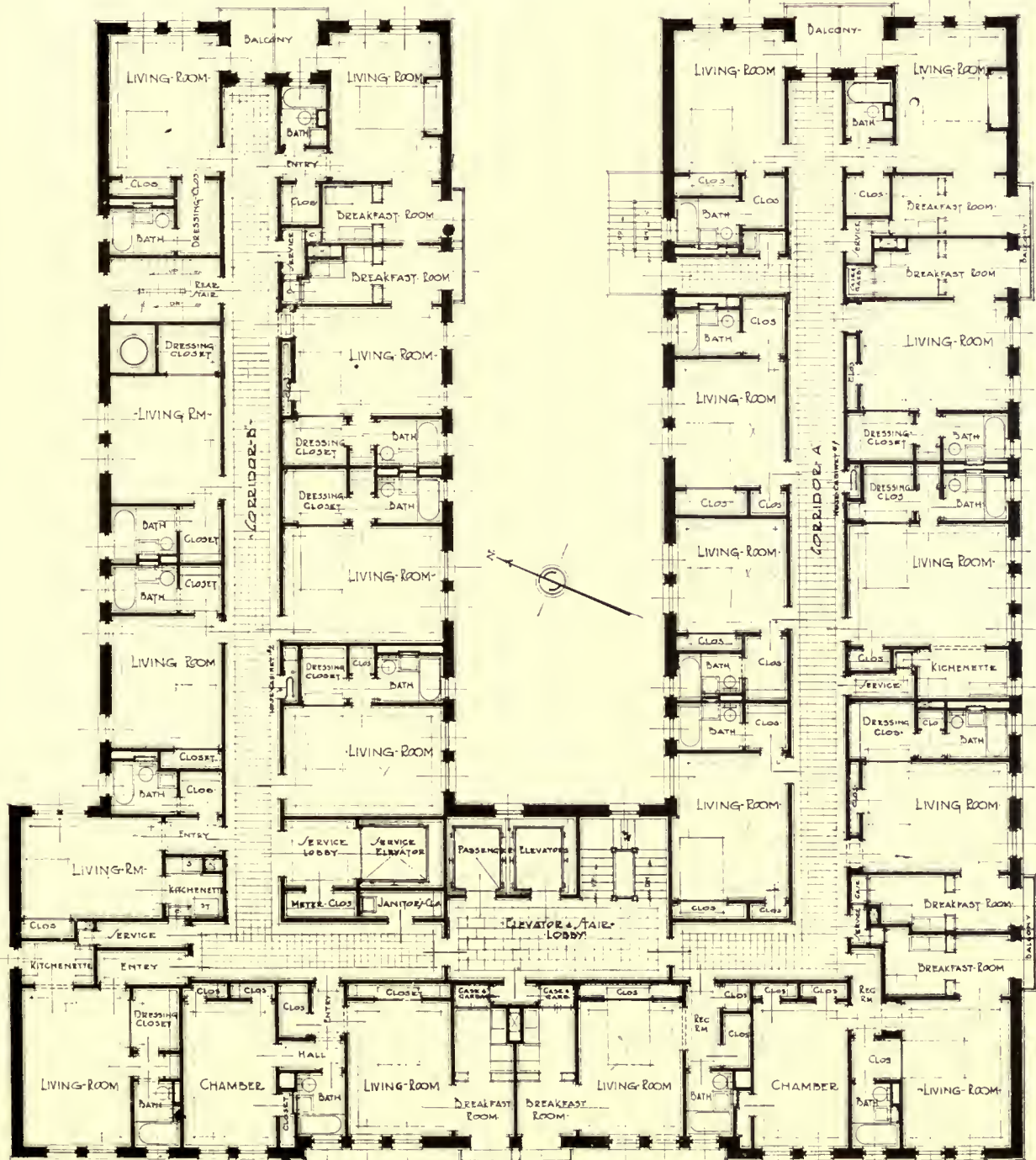
The Wrightwood Apartment Hotel

THE Wrightwood Apartment Hotel, which is now under construction and will be ready for occupancy about May 1st, 1918, is located on the corner of Pine Grove and Wrightwood Avenues, Chicago, one block from Lincoln Park. The surface car lines and motor bus afford good transportation—about twenty minutes on either to the business center of the city. The building is of reinforced concrete construction and contains sixty-six apartments of one, two and three-room suites, and fifty-four single rooms without cooking arrangements. Two electric passenger elevators and a separate one for the service. On the main floor there will be a spacious lobby, also lounging, writing, billiard and card rooms for the social entertainment of the guests. The entire building will be elegantly and completely furnished. Gas, light, laundry and regular hotel maid service supplied by the management. Cafe to be run in connection. Rates: \$50.00 to \$125.00 per month.

Carson & Olson, Proprietors

26
54
130
500

PUBLIC ALLEY



TYPICAL FLOOR PLAN

WRIGHTWOOD APARTMENT HOTEL

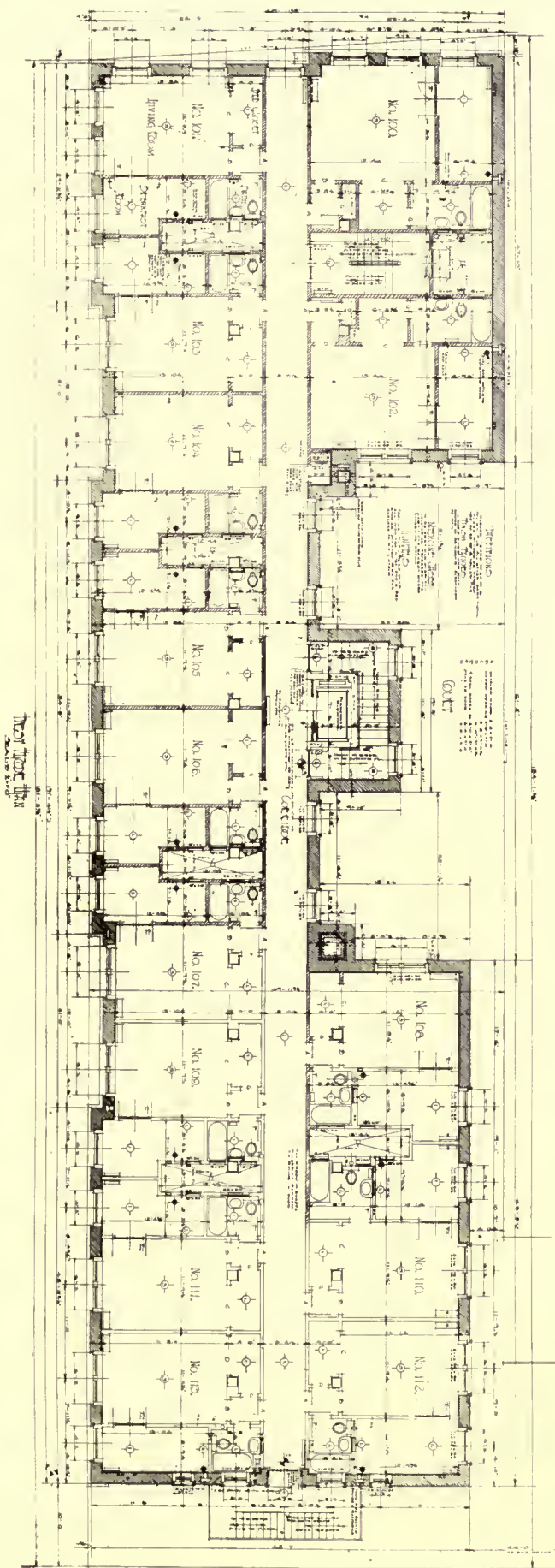


SHIRLEY APARTMENT HOTEL, CHICAGO, ILLINOIS
H. R. WILSON & CO., ARCHITECTS

The Shirley Apartment Hotel

THE Shirley is one of the finest equipped and most modern buildings of its kind in Chicago. It is located at the Southeast corner of Drexel Boulevard and Forty-second Street. The transportation is unsurpassed—one-half block from Southside Elevated, one block from surface cars and easily accessible to the Illinois Central Suburban service. It is of fireproof construction, has an electric automatic elevator, and contains fifty-six apartments of two rooms each completely furnished for housekeeping purposes. The apartments are leased on a term basis. Semi-hotel service. Rates \$45.00 to \$55.00 per month. Agent on premises.

William M. McMillian, Owner



Typical floor plan
Showing 200 units

TYPICAL FLOOR PLAN

THE SHIRLEY

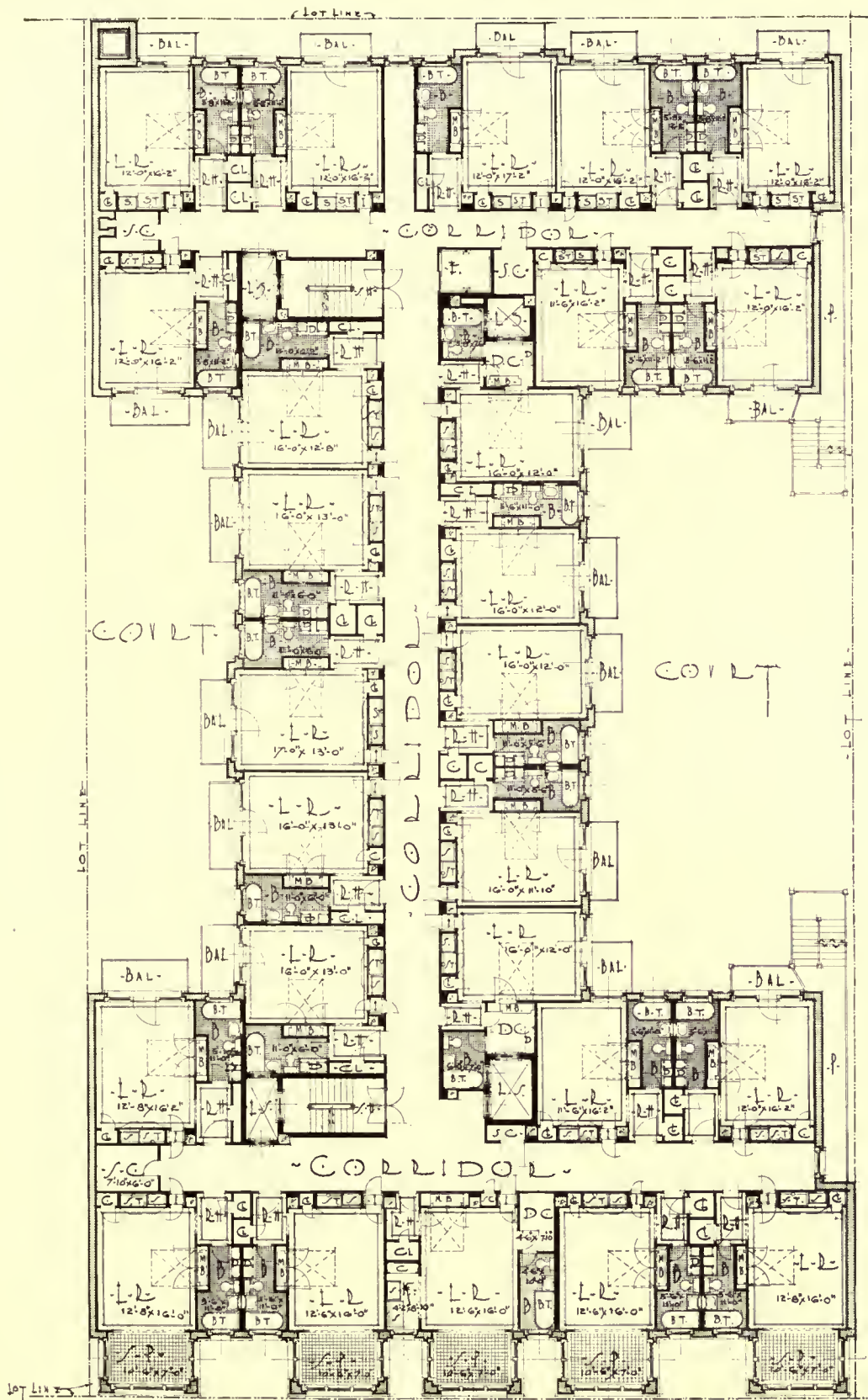


ST. REGIS APARTMENT HOTEL, CHICAGO
ROY F. FRANCE ARCHITECT

St. Regis Apartment Hotel

THE St. Regis Apartment Hotel has been in operation over a year and is one of the most successful buildings of this type on the South Side in the City of Chicago. Its location, 4139 Ellis Avenue, makes it of easy access from the center of the business district as well as the attractive parks in that part of the city. The building is of fire-proof construction. The seventy-eight apartments, fifteen of which have sunparlors, are equipped with concealed beds, kitchenettes and baths and are completely furnished. The entrance floor has a beautiful lobby, lounging room and other features for the social entertainment of the guests. The service is of the usual high standard and includes gas, electricity and porter attendant. Rates: \$40.00 to \$45.00 per month.

C. R. Gleason, Owner



-L.L.-LIVING-ROOM-
 -L.H.-RECEPTION-HALL-
 -R.-SYN.-HALL-
 -B.-BATH-ROOM-
 -K.-KITCHEN-
 -CL.-CLOSET-
 -T.-TOILET-

-I.-ICE-BOX-
 -B.T.-BATH-TUB-
 -D.C.-DRESSING-CLOSET-
 -S.C.-SERVICE-CLOSET-
 -E.-ELEVATOR-
 -D.-DRESSING-
 -L.-LIE-IN-ROOM-

TYPICAL FLOOR PLAN

ST. REGIS APARTMENT HOTEL

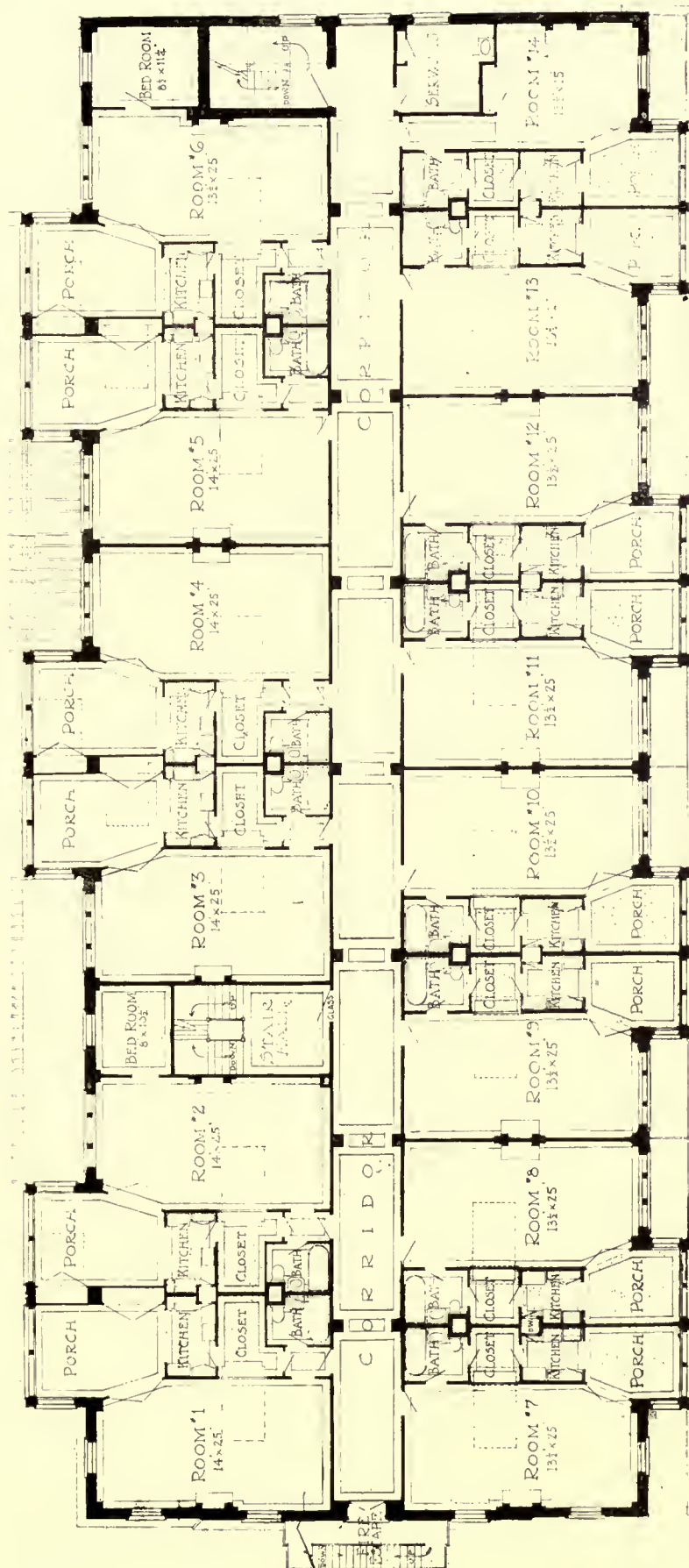


THE JUNIS APARTMENTS, CHICAGO
H. K. HOLSMAN, ARCHITECT

The Junis Apartments

THE Junis Apartments are located on the corner of Michigan Avenue and Garfield Boulevard, Chicago. It is but a few minutes walk to Washington Park, and two blocks to the elevated railroad, 55th Street Station. The building is absolutely fireproof, and contains forty-two apartments of two and three rooms each. It was designed originally to be operated as an apartment hotel, but these small suites were so much in demand, that a large portion of them were leased unfurnished before the building was finished. Therefore all the apartments are rented on the same basis. Steam heat and janitor service are supplied by the owner. Each tenant has a separate meter for their gas and electricity. Rentals: \$42.50 to \$47.50 per month.

W. K. Young & Bros., Agents



TYPICAL FLOOR PLAN

JUNIS APARTMENTS

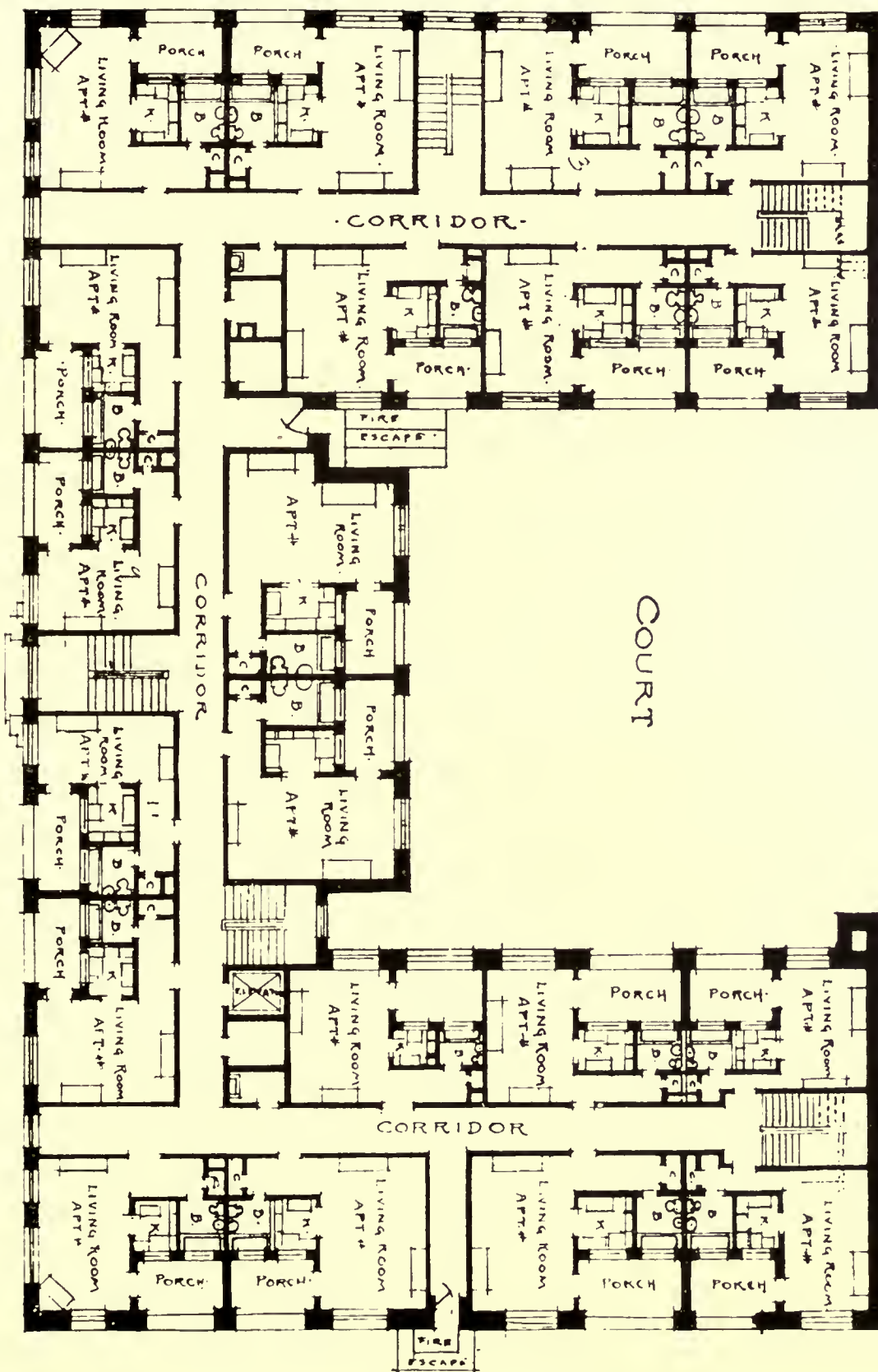
TYPICAL FLOOR PLAN ~
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ST. GEORGE APARTMENT HOTEL, CHICAGO
E. NORMAN BRYDGES, ARCHITECT

St. George Apartment Hotel

THE St. George Apartment Hotel is located on the beautiful Midway, at Sixtieth Street and Blackstone Avenue, Chicago—two blocks from Jackson Park. The transportation facilities are excellent. One-half block from the express station of the Illinois Central railroad and three blocks from the Southside Elevated. The building is of fireproof construction and contains eighty apartments, consisting of living room, with concealed bed, kitchenette, bath, and sun porch. Each apartment is completely furnished. Electricity, gas, and laundry are supplied by the management. There is a beautiful lounging room on main floor and an Oriental Cafe in connection. Rates: \$45.00 to \$60.00 per month.



TYPICAL FLOOR PLAN

ST. GEORGE APARTMENT HOTEL

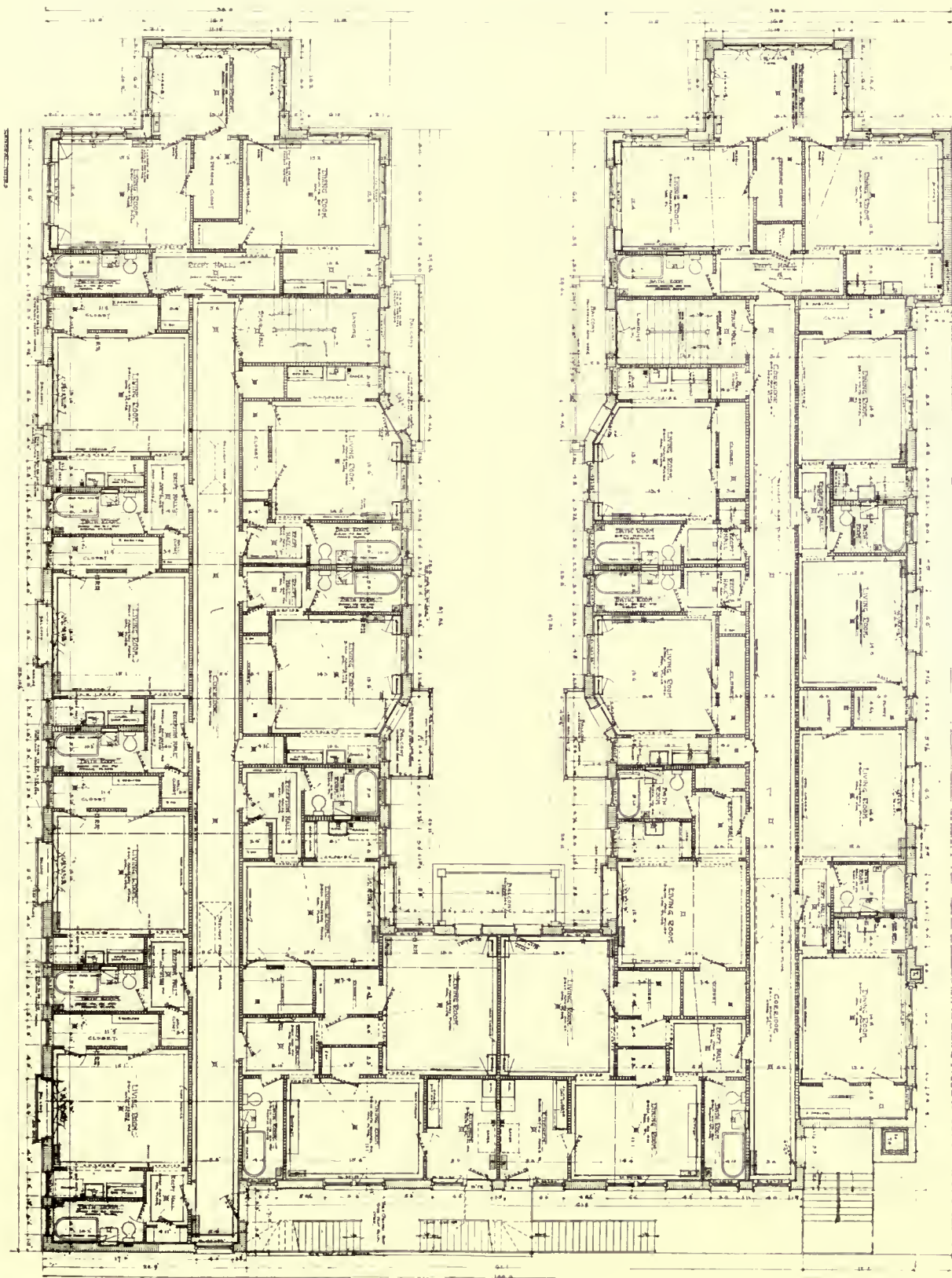


DREXEL SQUARE APARTMENTS, CHICAGO
ROY F. FRANCE, ARCHITECT

The Drexel Square Apartments

THESE desirable apartments are located at Drexel Square and Cottage Grove Avenue just across the street from Washington Park. The surface car lines afford excellent transportation facilities. The building is fireproof and constructed along the lines of the typical modern apartment hotel as to arrangement of each apartment. Each one-room suite contains a large living room, kitchenette, dressing closet with concealed bed and bath. The three-room apartments have an extra room with sun parlors. All kitchenettes are equipped with ice boxes, china cabinets and gas stoves. The apartments are leased on a yearly basis unfurnished. Steam heat and janitor service. Rentals: \$35.00 to \$57.50 per month.

W. B. Moran & Co., Owners



TYPICAL FLOOR PLAN

DREXEL SQUARE APARTMENTS

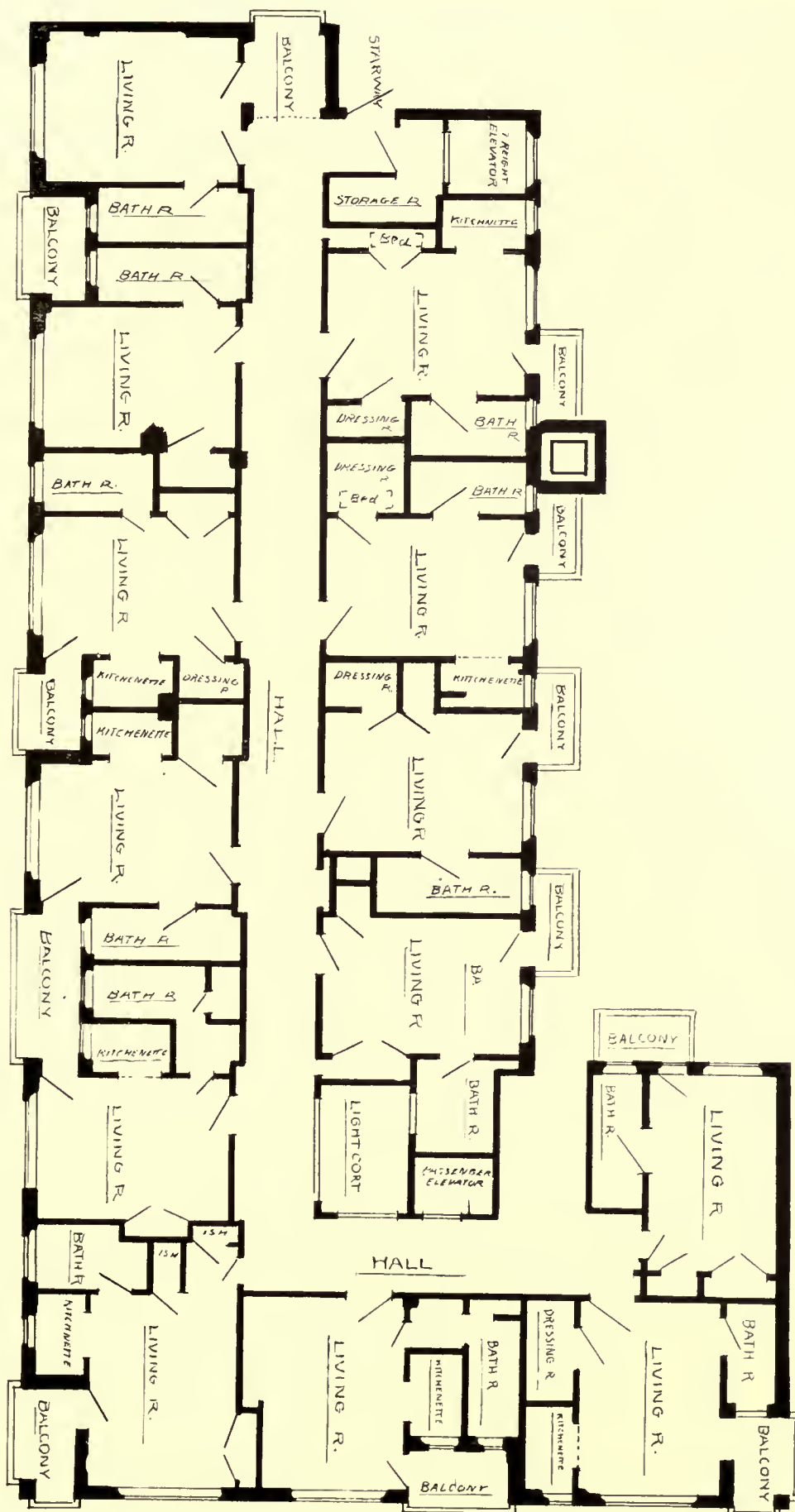


BUENA PLAZA APARTMENT HOTEL, CHICAGO
PAUL HANSEN, ARCHITECT

Buena Plaza Apartment Hotel

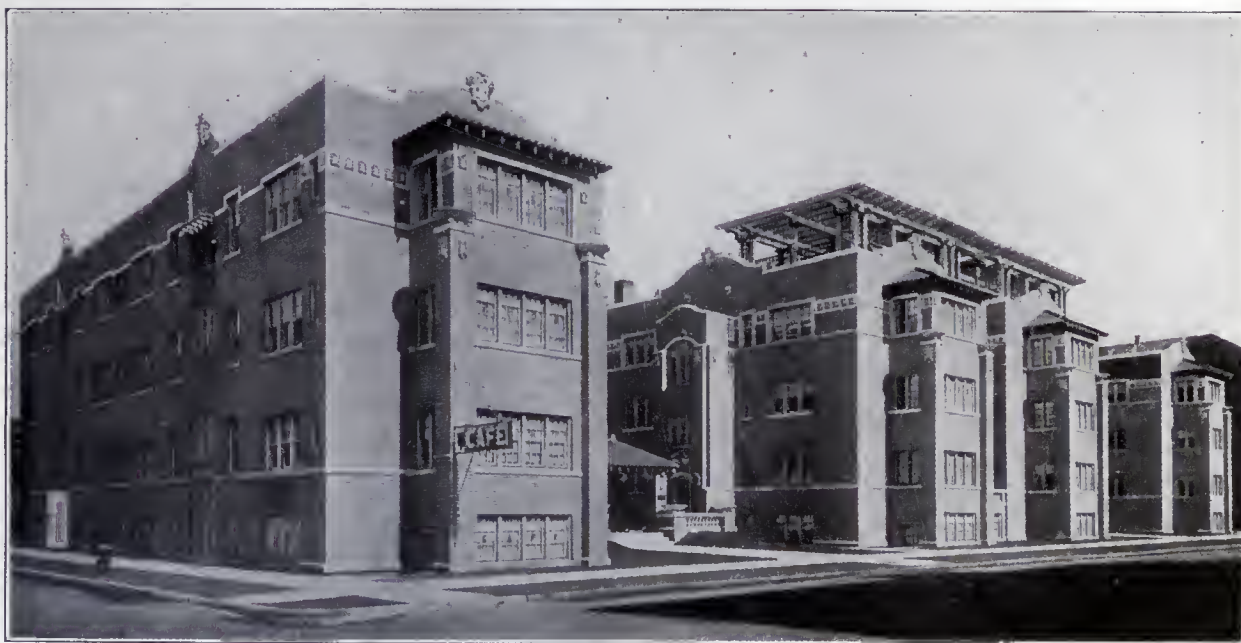
THE Buena Plaza Apartment Hotel is located on the corner of Montrose and Kenmore Avenues, Chicago. The Northwestern Elevated and surface car lines furnish excellent transportation—eighteen minutes to the heart of the city. The building is of fireproof construction and contains sixty-five one-room apartments. Each apartment has a kitchenette, bath, concealed bed and is completely furnished. A balcony in connection with each suite is a very desirable feature. Telephone with switchboard connections; cooking gas, electricity and apartment laundry supplied by the management. Porter and also maid service if desired. Cafe in connection. Rates: \$40.00 to \$50.00 per month. A few single rooms and bath without kitchenette at \$32.50 per month.

S. Milton Eichberg, Owner



TYPICAL FLOOR PLAN

BUENA PLAZA APARTMENT HOTEL

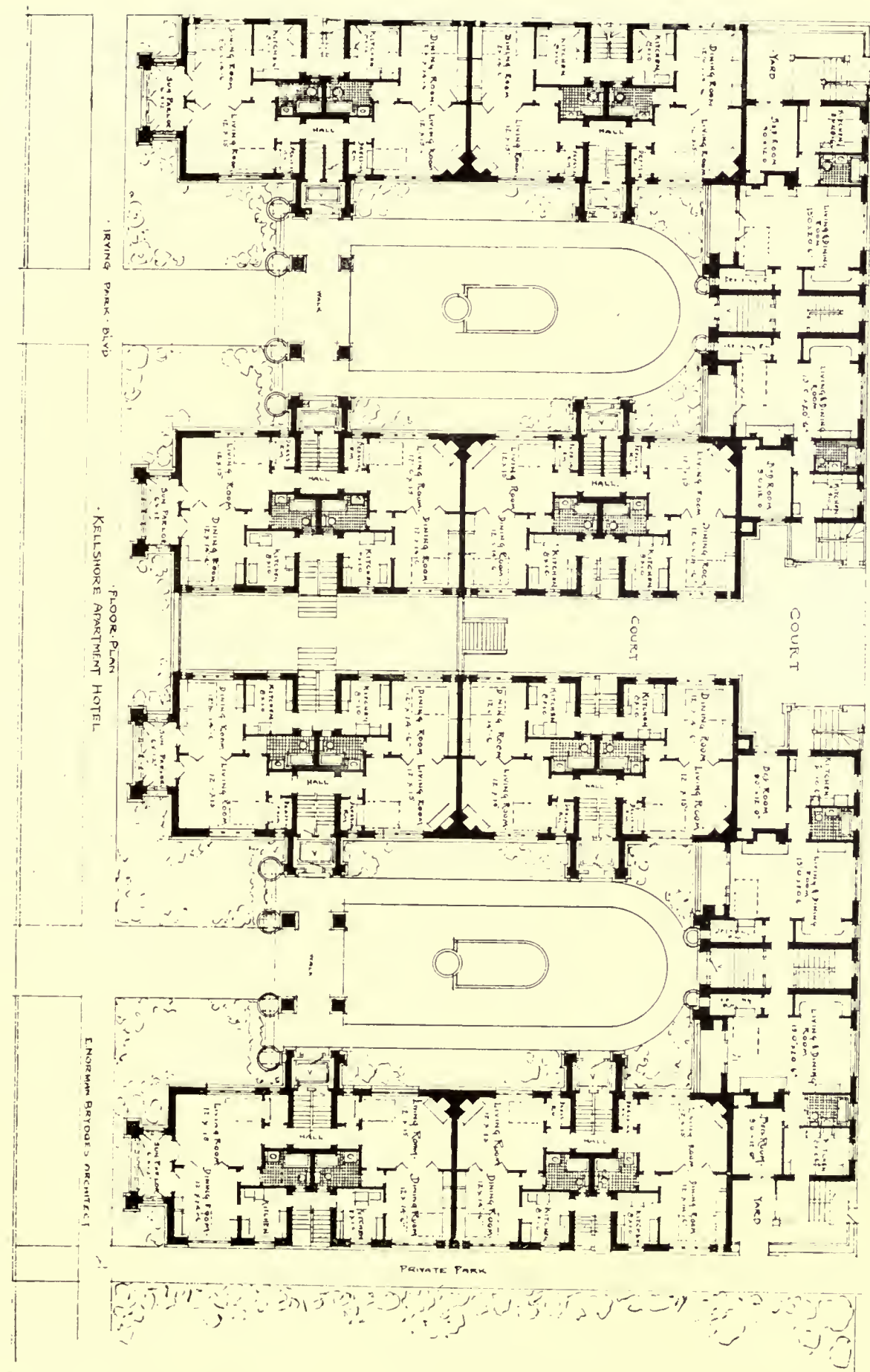


KELLSHORE APARTMENT HOTEL, CHICAGO
E. NORMAN BRYDGES, ARCHITECT

The Kellshore Apartment Hotel

THE Kellshore Apartment Hotel was one of the first buildings of this type constructed in Chicago. It was originally designed to be leased as small apartments unfurnished. However, the demand for apartment hotel accommodations—small apartments completely furnished with hotel service—in such a desirable location, Irving Park Boulevard and Clarendon Avenue, was so great that the new idea was adopted as soon as the building was completed. The Kellshore has enjoyed a wonderful popularity and today has a waiting list. The sixty apartments of three-room suites, twelve of them with sun-parlors, are elegantly furnished and are equipped with every modern innovation for the convenience of the guests—two concealed beds with dressing closets, kitchen and bath give the efficiency of a five-room apartment. Telephone in each apartment with switch-board connection; porter and maid service. The English basement of the center wing contains a large lobby and office, also lounging, billiard and card rooms. Cafe operated by the management in connection. Rates: \$75.00 to \$125.00 per month.

C. Blackwood, Proprietor



TYPICAL FLOOR PLAN

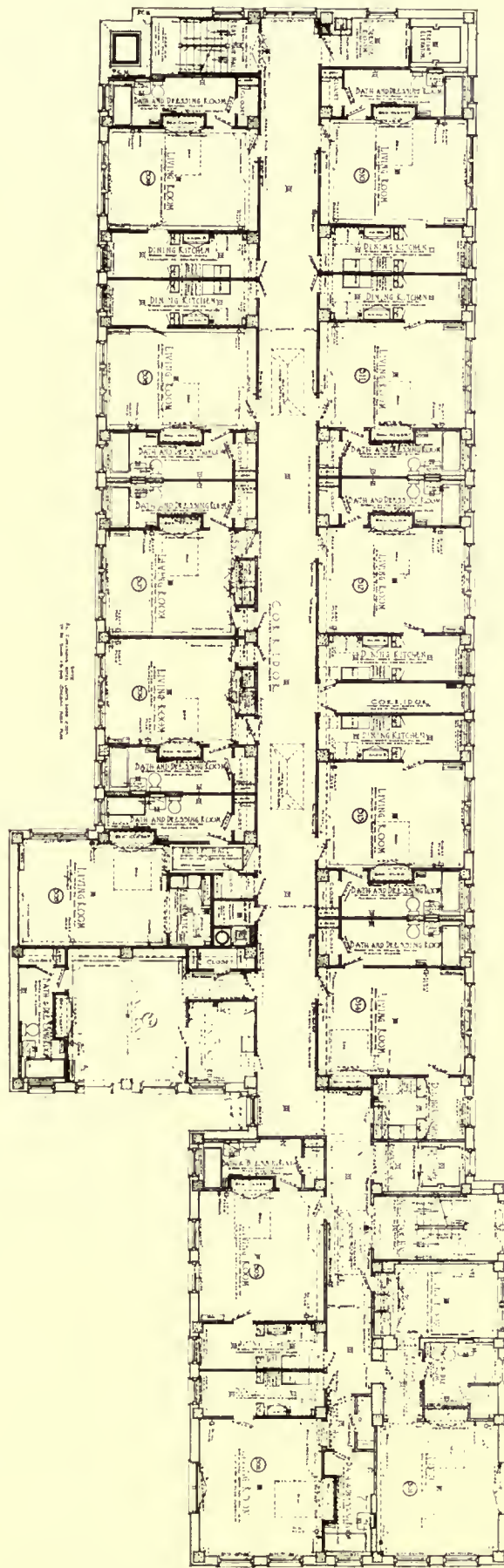
KELLSHORE APARTMENT HOTEL



CRESSIDAN APARTMENT HOTEL, CHICAGO
ROY F. FRANCE, ARCHITECT

Cressidan Apartment Hotel

THE Cressidan is now under construction and will be ready for occupancy about May 1st, 1918. It is located on the beautiful Sheridan Road Drive at Crescent Place, Chicago, which is one of the most desirable residential sections on the North Side. The Northwestern Elevated—Sheridan Road Station—affords excellent transportation—15 minutes to the heart of the city. The building will be absolutely fireproof and will contain apartments of two and three room suites. The apartments will be equipped with all the modern innovations for the convenience and comfort of the guests—telephone, dressing rooms with concealed beds, kitchenettes, etc., and elegantly furnished. The building will also have electric elevators, a spacious lobby, reading and lounging room, ladies' parlor and other features for social entertainment. Gas, light, laundry, maid and porter service. Rentals: \$60.00 to \$125.00 per month.



TYPICAL FLOOR PLAN CRESSIDAN APARTMENT HOTEL



STANLEIGH APARTMENT HOTEL, CHICAGO
RALPH C. HARRIS, ARCHITECT

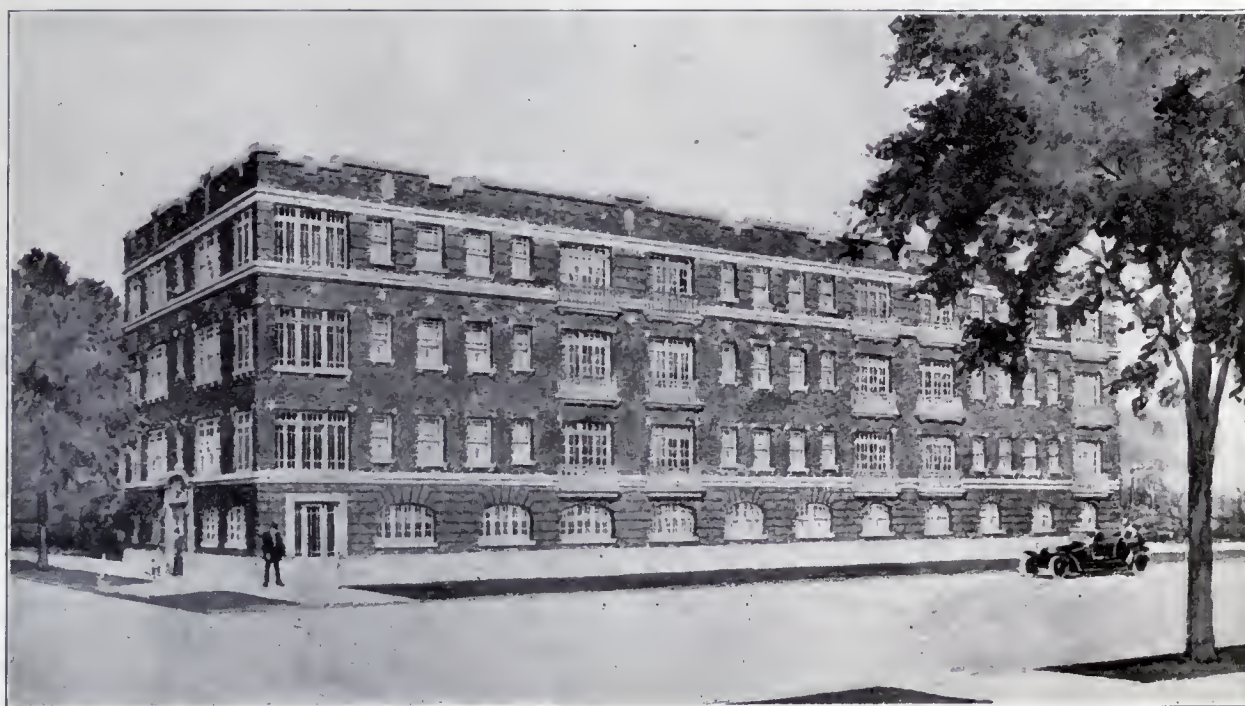
The Stanleigh Apartment Hotel

THIS Apartment Hotel is located in the finest residential district of the North Side, Chicago—Sheridan Road and Pratt Boulevard. Two blocks from Loyola station of the Northwestern Elevated express service, and but a few hundred feet from the lake. The building is of fireproof construction and is arranged in commodious one and two room suites. Each apartment is equipped with kitchenette, dressing closet and a concealed bed. All rooms are elegantly and completely decorated and furnished. A special wing has been reserved for bachelor quarters—room with bath and shower without the kitchenette. On the main floor there is a large lobby; lounging room; ladies' parlor; children's play room; billiard, card and smoking rooms; for the use of the guests. Complete maid and valet service. Cafe in connection. Rates: \$50.00 to \$65.00 per month for one room suites; \$70.00 to \$115.00 for two room suites.

Kusel & Harris, Proprietors

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STANLEIGH APARTMENTS



WOODLAND APARTMENTS, CHICAGO.
ROY F. FRANCE, ARCHITECT.

Woodland Apartments

THE Woodland Apartments are located in that part of Chicago known as Hyde Park, one of the best residential districts of the South Side. Transportation is excellent, express station of the Illinois Central Railroad and street car lines being near at hand. The building is absolutely fireproof and contains 36 apartments, each with a large living room, kitchenette and bath. Twenty-one of the apartments have private front porches. The construction and finish is high grade and all the modern improvements are provided. While this building is built along the lines of the modern type apartment hotel, the apartments are leased unfurnished on a yearly basis. Rentals, \$27.50 to \$45.00 per month.

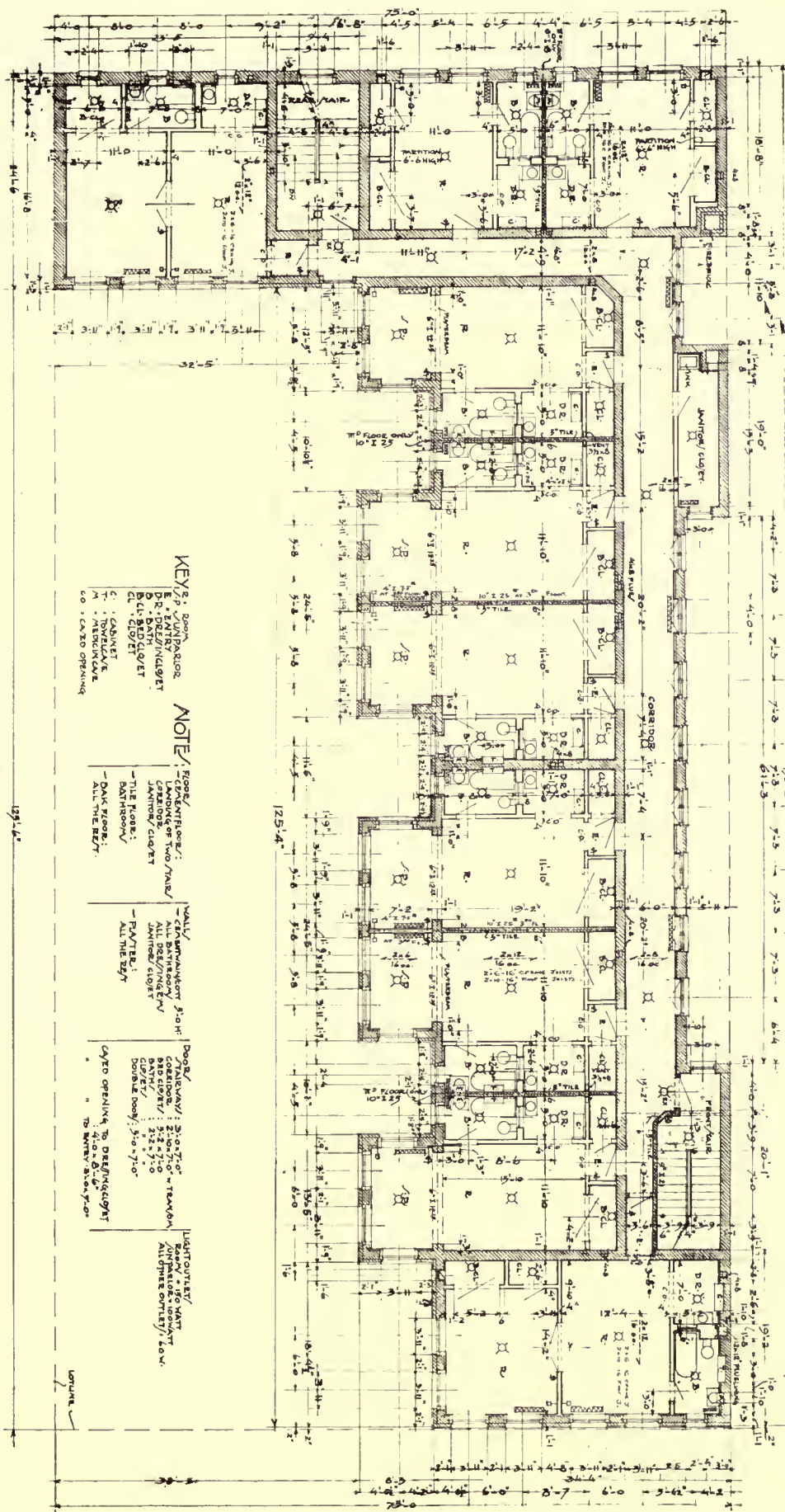
WOODLAND APARTMENTS



BRITTANY APARTMENT HOTEL, CHICAGO
OTTENHEIMER, STERN & REICHERT, ARCHITECTS

Brittany Apartment Hotel

THE Brittany Apartment Hotel is located in the select Edgewater residential section of Chicago, at 5528 Kenmore Avenue, a block and a half from the Bryn Mawr Station of the Northwestern Elevated, which affords excellent transportation facilities. This building was recently completed and contains 30 one and two room apartments. Each apartment is equipped with all the modern conveniences, including concealed bed and a model kitchenette. On the ground floor is found a cozy lobby and a nicely appointed cafe. Every apartment is completely furnished. The service includes telephone, light, maid and porter attendants. The rentals are \$50 to \$60 per month for one room, and \$70 to \$75 for two rooms.



TYPICAL FLOOR PLAN

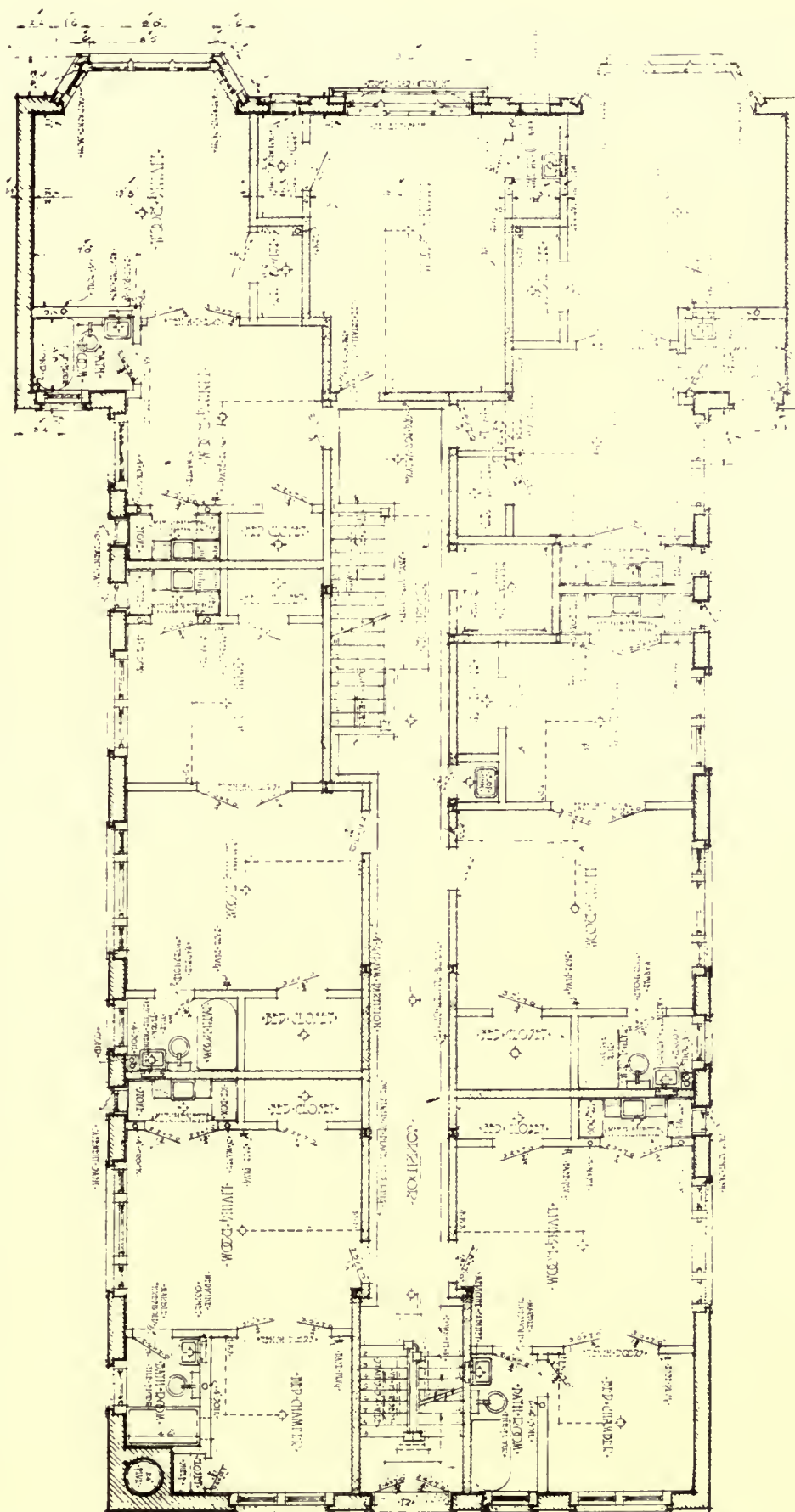
BRITTANY APARTMENT HOTEL



HAMPTON ARMS APARTMENT HOTEL, DETROIT, MICH.
D. M. MORRIS, DESIGNER

Hampton Arms Apartment Hotel

THE Hampton Arms Apartment Hotel is one of the best of this type of buildings in Detroit, Michigan. It is located at 48-50 Watson Street, which is a comparatively short ride on the street car from the business center of the city. The building is of fire-proof construction and contains all the modern conveniences usually found in this type of a structure. The three room suites are particularly attractive and by the use of the kitchenette, dressing closets and concealed beds have the efficiency of a five room apartment. The main floor has a large lobby and reception room for the social entertainment of the guests. Telephone in each apartment. Steam heat, light, janitor service, etc. Rentals: \$42.50 to \$52.50 per month.



TYPICAL FLOOR PLAN

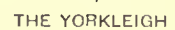
THE HAMPTON ARMS



YORKLEIGH APARTMENT HOTEL, ST. LOUIS, MISSOURI
W. H. MILLS, ARCHITECT

Yorkleigh Apartment Hotel

THE Yorkleigh was built by the Menteer Realty Company, and is under their supervision. It is located on West Pine Boulevard near Kingshighway, St. Louis, Mo., within a half block of the main entrance to Forest Park. The Laclede car line is just one block south. The building is constructed of reinforced concrete and is fireproof throughout, and is equipped with electric passenger and freight elevators, Kerner incinerators and a complete refrigerating system. All apartments are completely and elegantly furnished. The entrance floor contains a luxuriously appointed lobby and reception room. Each apartment has all the modern conveniences—concealed beds, dressing closets and electric stoves in the kitchen. At this time all apartments are rented on a yearly lease at the rate of from \$65.00 to \$110.00 per month.





UNIVERSITY APARTMENTS, ST. LOUIS, MISSOURI
NORMAN B. HOWARD, ARCHITECT

University Apartments

THE University Apartments were built by Francis-Wyland Building and Realty Co., and are under their management. These apartments are located on Washington Boulevard, St. Louis, Mo., near Grand Avenue, convenient to two of the best car lines in the city—fifteen minutes to the business center. The building is of reinforced concrete, and is fireproof throughout. The beautiful lobby in the front part of the English basement, makes a splendid waiting room for callers, and a nice lounging room for the tenants. A well appointed tea room adjoins the lobby. All the apartments are equipped with ice boxes, gas stoves, china cases and light fixtures. They rent for \$38.50 per month unfurnished, which includes heat, water, light and janitor service. The apartments with the sun parlors, to the front and rear rent for \$55.00 per month. Telephone and ice are furnished for \$5.00 per month additional. Underneath the rear part of the building there is ample space for 20 automobiles. Tenants of the building pay \$5.00 per month for the convenience of this garage. The basement contains a separate locker room for use of each tenant.



BOULEVARD APARTMENTS, ST. LOUIS, MISSOURI
PRESTON J. BRADSHAW ARCHITECT

Boulevard Apartments

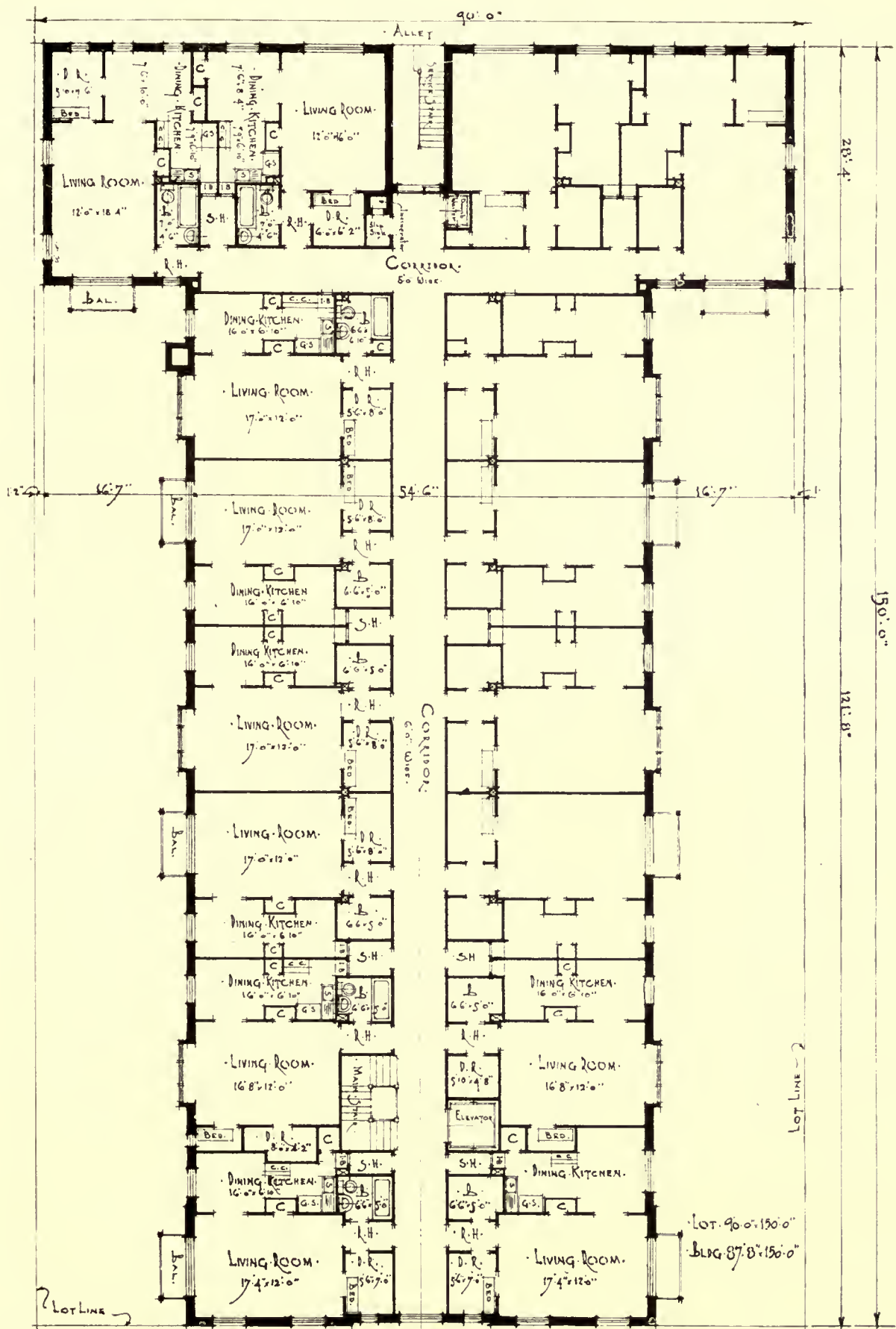
THE Boulevard Apartments consist of 48 two room apartments, are located at 4001 Washington Boulevard, and are within twenty minutes' street car ride of the heart of the downtown district. The Olive car lines are only one block to the south, the Vandeventer car line is one block east and the Sarah car line one block west.

The building has a beautiful lobby and office in the English basement, also a tea room. The janitor's quarters are in the basement, and there is ample locker space for the tenants.

The kitchen of each apartment has a Pullman corner, an ice box which can be iced from the corridor, with a package receiver above each ice box, in which packages can be delivered or taken out. This is a splendid feature, inasmuch as it eliminates the necessity of the ice man or delivery boy ever passing through the living room or even entering the apartment.

Each apartment has a dressing room and bath, also a balcony. Apartments rent from \$30.00 to \$34.00 unfurnished, gas stove, ice box and china case being the only equipment furnished the tenants besides a concealed bed.

The building was built and is under the supervision of F. J. Cornwell & Sons Real Estate Company. Every apartment in the building was leased before the building was completed.



TYPICAL FLOOR PLAN

BOULEVARD APARTMENTS

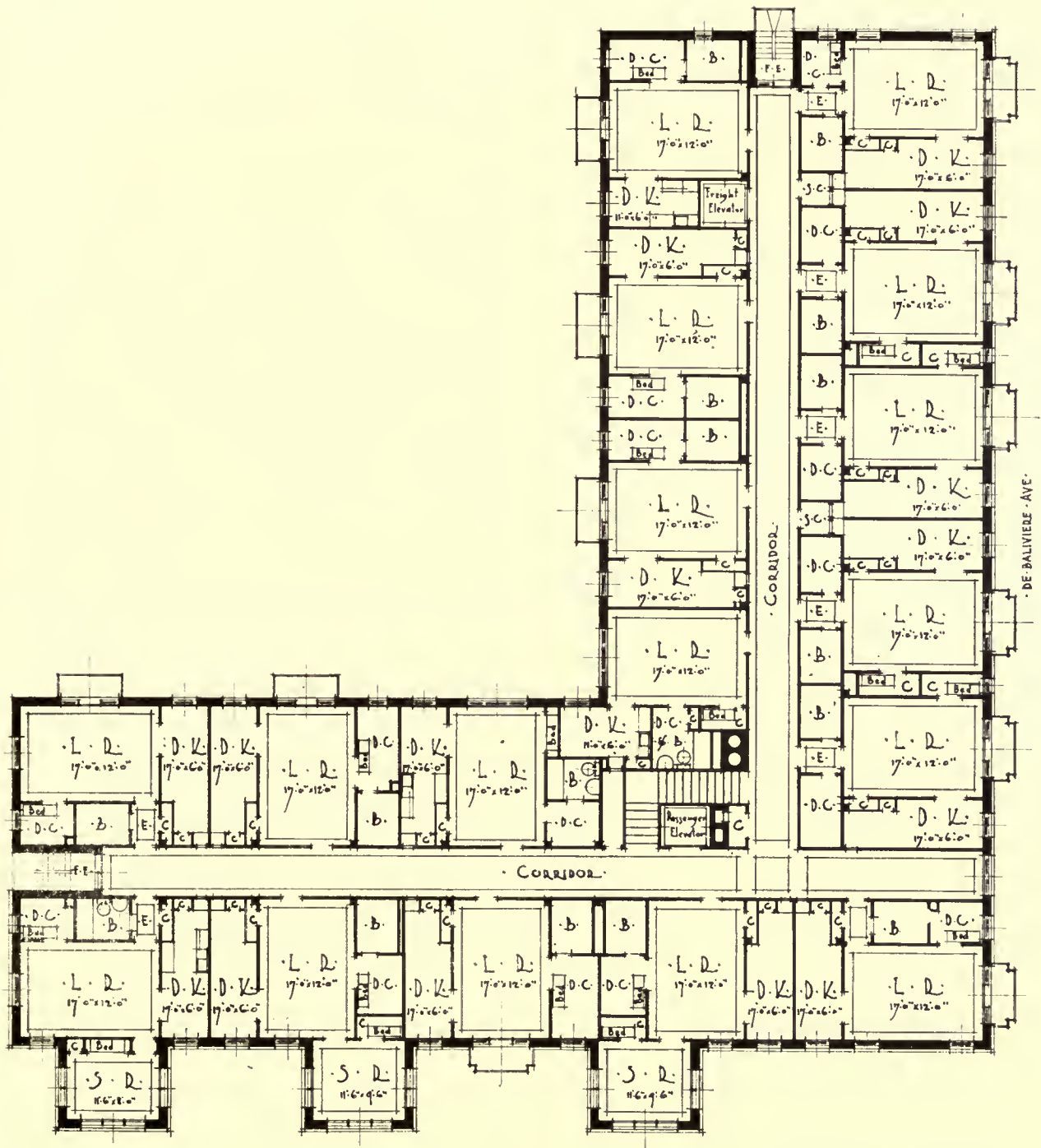


GEORGIAN ANNEX APARTMENTS, ST. LOUIS, MISSOURI
PRESTON J. BRADSHAW, ARCHITECT

The Georgian Annex Apartment Hotel

THE Georgian Annex is located on De Baliviere Avenue and Kingsbury Boulevard, St. Louis, Mo., a block and a half from the University car line, and two and a half blocks from the main entrance to Forest Park. The Delmar car line is two blocks to the north, thus affording splendid street car facilities. The building is of reinforced concrete construction and contains sixty-six apartments of two rooms each, with the exception of a few on the front which have in addition a combination sun parlor and sleeping porch. The kitchen of each apartment is equipped with an ice box, china cabinet, gas stove and a pullman corner. Upon entering the building one finds a beautiful lobby, elegantly furnished, with other features for the entertainment of the guests. Apartments are rented either furnished or unfurnished. Furnished \$52.00 to \$65.00 per month and unfurnished \$38.00 to \$50.00 per month.

F. J. Cornwell & Sons Realty Co., Owners



TYPICAL FLOOR PLAN

GEORGIAN ANNEX APARTMENTS

MURPHY IN-A-DOR BEDS

Are used in the majority of the Apartment hotels shown in this book



Murphy In-a-Dor Beds Meet Every Requirement of a Concealed Bed and Excel All Others in the Following Points:



Perfect Concealment

THE MURPHY BED is concealed in an ordinary closet behind a door only 3 feet wide. No mirrors, furniture or panels of any kind are required to help conceal the bed. There is absolutely nothing about the installation to suggest the presence of a bed in the room. The very acme of refinement---perfect concealment.

Mechanical Perfection

The Murphy Bed is attached to the jamb and the floor on one side of the door opening through which it revolves. The bed does not hang on the door, but rests securely in a socket on the floor. The operation of the bed is not affected in any way by the settling of floors or the shrinkage and warping of woodwork. The bed is so constructed that, when in position for use, it cannot possibly close up accidentally. It has no weights, but is controlled by balancing springs.

Ease of Operation

To swing the Murphy Bed out of the closet is just as simple as opening a door, and the bed is controlled so perfectly that any child can handle it with ease and safety. The Murphy Bed is always in its proper place, and it is unnecessary to roll the bed around the room, which continuous operation would be absolutely ruinous to floors and woodwork. The bed can be lowered at different angles in the room, if necessary, to avoid furniture.

Quality of Materials

Murphy Beds are made from the best materials obtainable. The head and foot ends are of cold-rolled steel tubing, electrically welded, and all castings are made from malleable iron, which reduces breakage to a minimum. Murphy Beds are furnished either with coil springs or the Simmons "Non-sag" fabric spring, the latter

being the standard equipment. Special wood finishes can be provided so beds will match any furniture.

Adaptability

Murphy Beds are designed to meet all conditions, and there is no place where they will not work to better advantage than any other type of concealed bed. They can be installed in a half a dozen different ways. The Murphy Bed, because of its perfect concealment, can be used in any room in the house without interfering in any way with the decorations of that room; more important still, without anyone knowing the bed is there.

Comfort

Inasmuch as the Murphy Bed is standard in every dimension and is made of the highest grade materials obtainable, it stands to reason that it is just as comfortable as any bed can be made. Any standard mattress can be used.

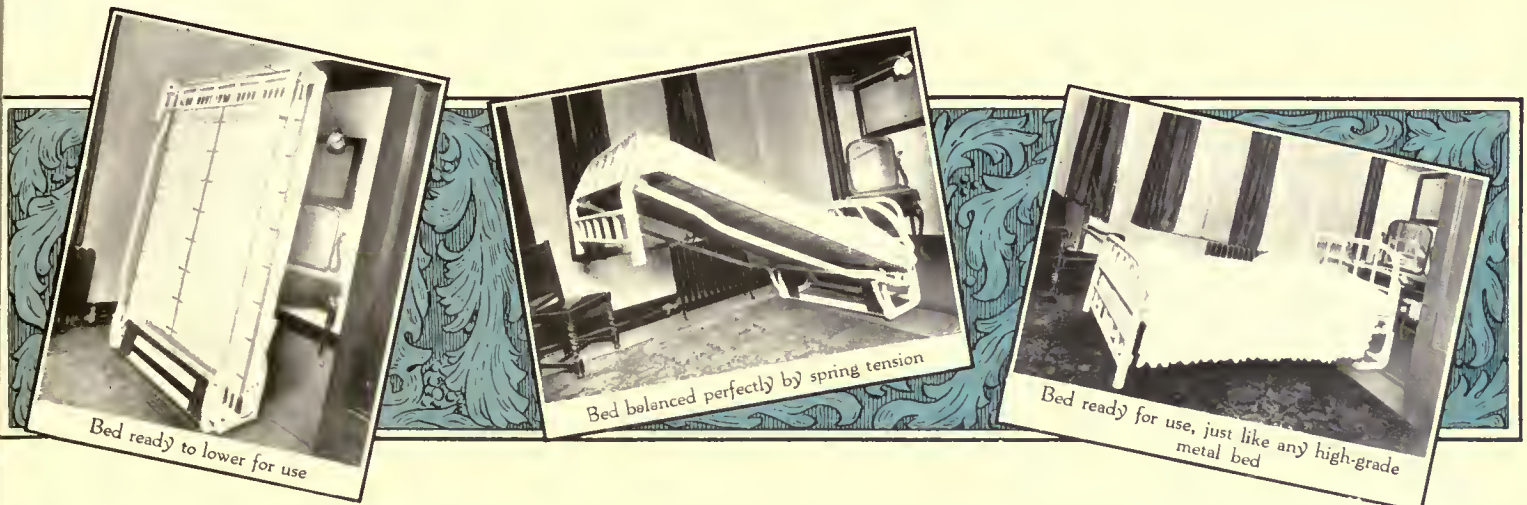
Sanitation

Murphy Beds are made of metal throughout, and, inasmuch as the bed is entirely independent of the door, there is no wood about the bed to collect vermin. The bed clothing is held in place by friction clamps at the foot, and when the bed is upright in the closet, the mattress and linen hang loosely from the top, receiving perfect ventilation. At night, when the bed is in use, the closet door remains open, automatically airing the closet, so after the bed is aired in the morning, it is simply a question of putting a clean bed in a clean closet, to remain during the day.

Low Cost of Installation

The Murphy Bed can be put into a building at a cheaper cost than any other built-in concealed bed; an ordinary closet and a 3-foot stock door are all the preparations necessary. To install, drive eight screws.

Used universally in apartments hotels-clubs-residences-bunga- lows-hospitals and sanitariums



Murphy In-a-Dor Beds Are Used More Extensively Than Any Other
Concealed Bed in all Parts of the Country From Maine to California
and From Canada to the Gulf of Mexico

ORIGINATING in California, the first Murphy Bed was hung on a wide panel. Experience soon proved this to be impracticable. The natural shrinkage and warping of the woodwork and the settling of the buildings was materially assisted by the combined weight of the wide panel, door and bed. This caused the door to stick and bind and hampered the effective operation of the bed to a degree which made it a source of constant trouble. It was also necessary to swing the bed half way out into the room in order to enter the closet, which was not desirable.

On account of these facts we abandoned this type of bed about five years ago, when we conceived the idea of making the bed entirely independent of the door. This not only overcame the structural difficulties but made it possible to enter the closet without moving the bed, and still more important from the tenant's standpoint, we accomplished through the single door--perfect concealment. No longer were people of refinement chagrined by the knowledge that they entertained their friends in a room where the imperfect concealment of the bed made it self-evident that this room was used as a bedroom at night.

High class architects, builders and investors were quick to realize that the last and greatest objection to the concealed bed had been overcome, and its popularity has increased by leaps and bounds during the past few years.

"Architects, Builders and Investors"

In this book are numerous plans. Some are good and some are poor. Some, all other things being equal, bring ten to twenty-five per cent higher rentals than others, all because of the arrange-

ment, yet the poor arrangements may be more expensive to build. We find such instances quite frequently.

We tabulate the good points, the short cuts in construction, also the best and most successful arrangements. We make records of the errors and things that have proven to be unnecessary and expensive. We check the ones that are bringing the greatest returns on the money invested and we learn why. We are doing this continually, not in one city but all over the United States.

This record of results has helped some of our clients to make fortunes and it has saved thousands of dollars for others.

In our offices we have on file the floor plans of many of the most successful apartments, hotels, dormitories, residences and bungalows in the United States with their *virtues and faults checked*.

Our Engineering Department works continually on the elimination of waste space and the promotion of efficiency in modern building. New and successful space and labor saving schemes in building construction are developed each week somewhere in the United States. The majority of these are collected through our various offices. You should have these new ideas before you build. When your building problems are brought to us for solution, our many years of experience in efficiency construction and all of the ability at our command is laid before you.

This service is not in opposition to the architect but just the opposite. It is for him. We make floor plan sketches only---not working drawings. We help you to get the latest and most successful layout. Most of our floor planning is now done for architects and this service is free with Murphy Beds. Our sole object is to see that our customers get the maximum returns from their building investments.

THE MURPHY DOOR BED COMPANY

SAN FRANCISCO
Crocker Building

CLEVELAND
Leader News Building

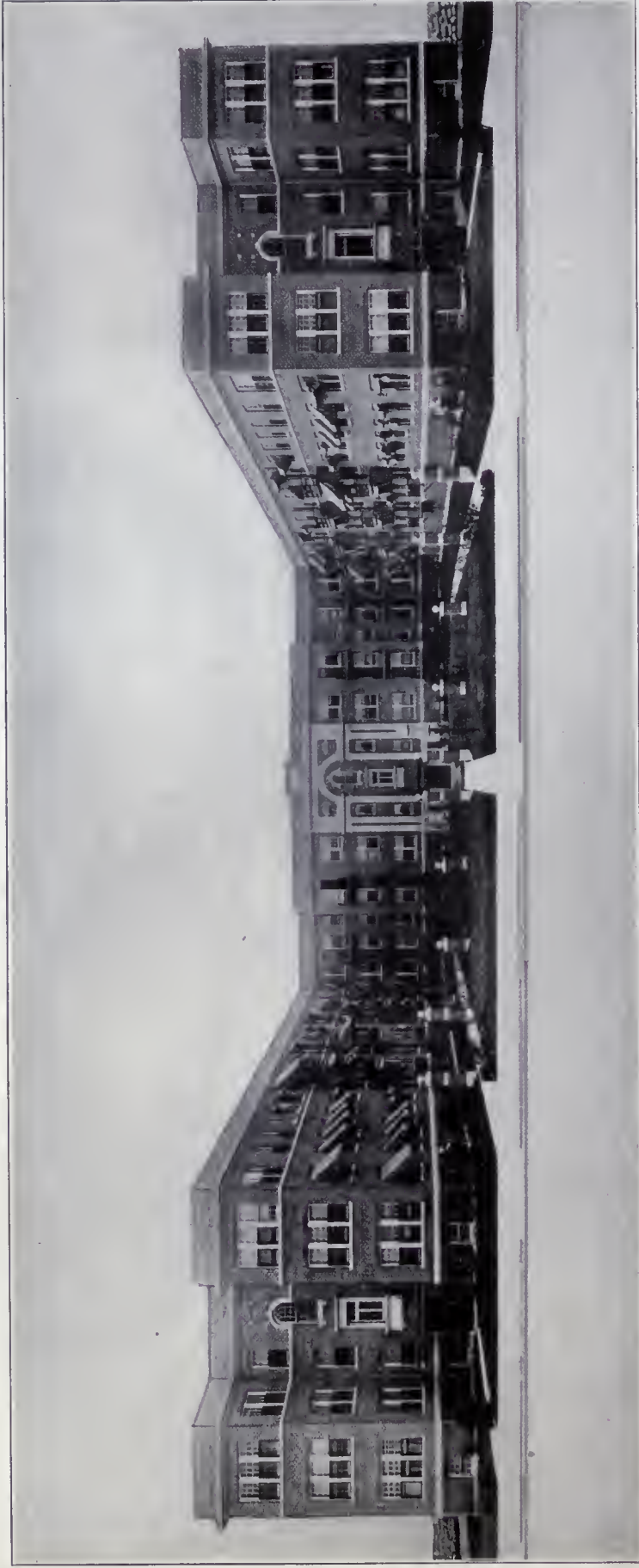
CHICAGO
Westminster Building

KANSAS CITY, MO.
Glendale Building

DETROIT
Kresge Building

TULSA, OKLA.
15 East 5th Street

ST. LOUIS
Chemical Building



GEORGIAN COURT APARTMENTS, ST. LOUIS, MISSOURI
PRESTON J. BRADSHAW, ARCHITECT

The Georgian Court Apartments

THE Georgian Court Apartments were built by and are under the supervision of F. J. Cornwell & Sons Real Estate Co. These apartments are located on Kingsbury Boulevard near DeBaliviere Avenue, St. Louis, Mo. The building is within two blocks of the University car line on the south and the Olive-Delmar line is two blocks to the north. The main entrance to Forest Park is within a few minutes' walk. The building is of reinforced concrete construction and fireproof throughout. It contains one hundred and two apartments of two and three room suites. The main entrance of the building has a large lobby with parlors adjoining. Telephone in each apartment with central station in office. All packages and provisions are distributed to the tenants by the bell-boys. The kitchens are equipped with ice boxes, gas stoves and china cabinets. All apartments, as will be noted on the floor plans have ample dressing rooms, clothes closets and concealed beds. The suites are all unfurnished and are leased on a yearly basis at from \$35.00 to \$50.00 per month.

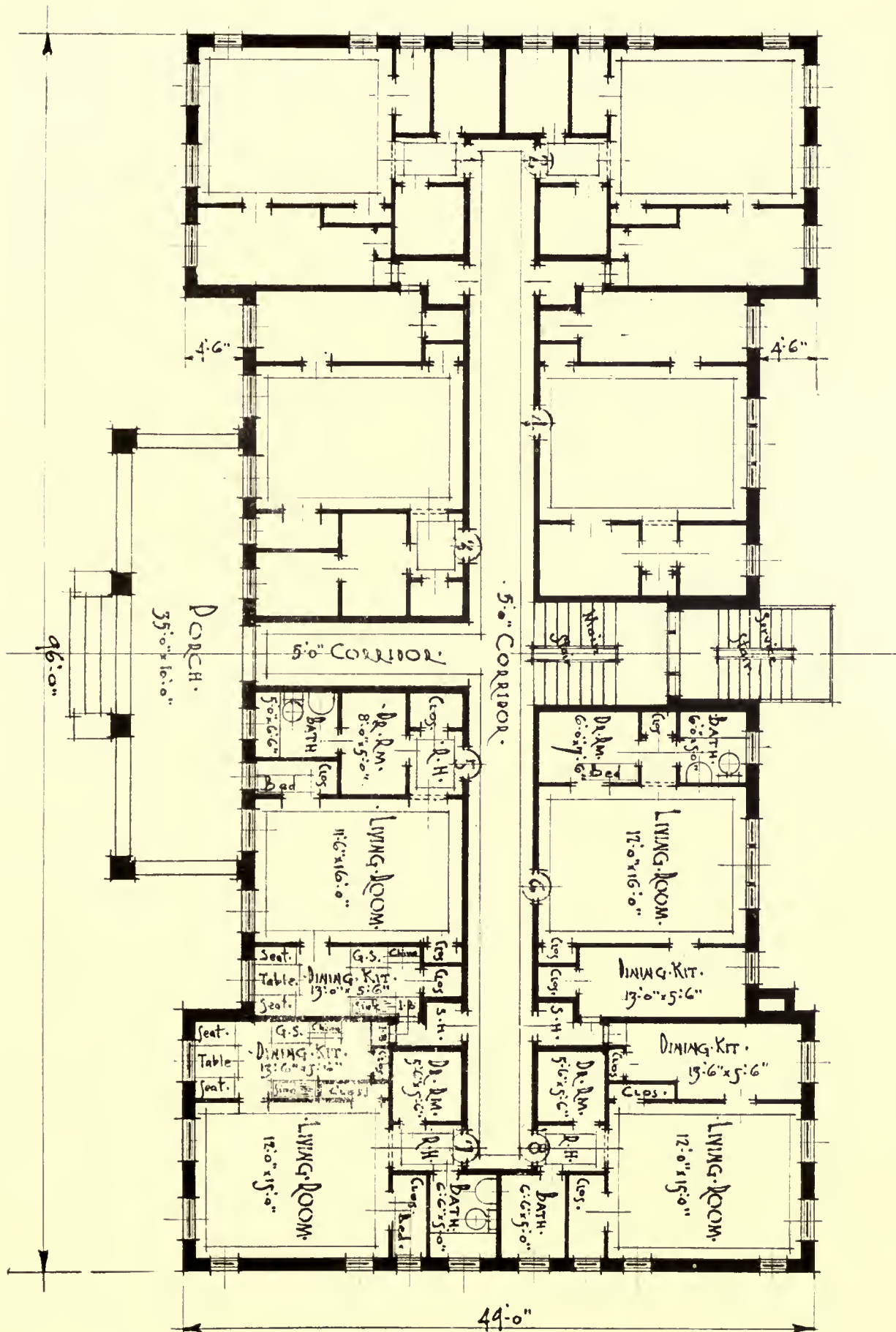




AAXA APARTMENTS, KANSAS CITY, MISSOURI

Aaxa Apartments

THIS building contains twenty-four apartments of two rooms each, and is located on east Ninth Street, Kansas City, Mo., within ten minutes walking distance of the heart of the city. It is of third class construction. The kitchen of each apartment is equipped with a gas stove, china cabinet and ice box. This building was erected in 1914 and has proved a wonderful success. The apartments rent for \$28.00 to \$30.00 per month unfurnished and \$38.00 to \$40.00 per month completely furnished. Buildings of this character are very successful in the smaller cities as well as in the larger ones.



TYPICAL FLOOR PLAN

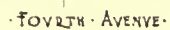
AAXA APARTMENTS



PURITAN APARTMENT HOTEL, LOUISVILLE, KY.
CONSOLIDATED REALTY CO., DESIGNERS AND BUILDERS

The Puritan Apartment Hotel

THE Puritan Apartment Hotel was built by the Consolidated Realty Company, and is under their supervision. It is located on Fourth and Ormsby Streets, Louisville, Kentucky, about seven blocks from the center of the city. The building is fire-proof throughout and is equipped with electric passenger and freight elevators. Telephone in each apartment, with a central office in the lobby. Kitchen contains electric stoves, and the building is equipped with a refrigerating system, which eliminates the ice man. Practically all of the first floor is given over to a lobby, club and card rooms, all of which are luxuriously furnished. The service is complete in every detail. A delicatessen store is located in the basement for the convenience of the tenants. This building was erected in 1913, and ever since that time practically every apartment has been occupied, and part of the time there has been a waiting list. Most of the apartments are furnished, and rent for \$45.00 to \$125.00 per month.



PURITAN APARTMENT HOTEL



THE BROWN APARTMENT HOTEL, DES MOINES, IOWA
H. L. STEVENS & CO., ARCHITECTS, CHICAGO, ILLINOIS

The Brown Apartment Hotel

THIS apartment hotel is located at Fourth and Chestnut Streets, Des Moines, Iowa. The street cars afford excellent transportation to the center of the city. The building is the finest fireproof apartment hotel in the city and contains ninety-eight one, two and three room apartments. Each apartment is elegantly and completely furnished. They are equipped with kitchenette, dressing room, concealed beds and all modern conveniences. The entrance floor has a spacious lobby, also lounging room, ladies' parlor, writing and card rooms for the social entertainment of the guest. The service is of the high standard usually secured in the better class of family hotels. Rates, \$40.00 to \$55.00 per month.

The Brown Apartment Company, Owners

B - BATH ROOM
 K - KITCHENETTE
 C - CLOSET
 V - VENT
 WB - WALL BED

TYPICAL FLOOR PLAN
 THE BROWN APARTMENTS



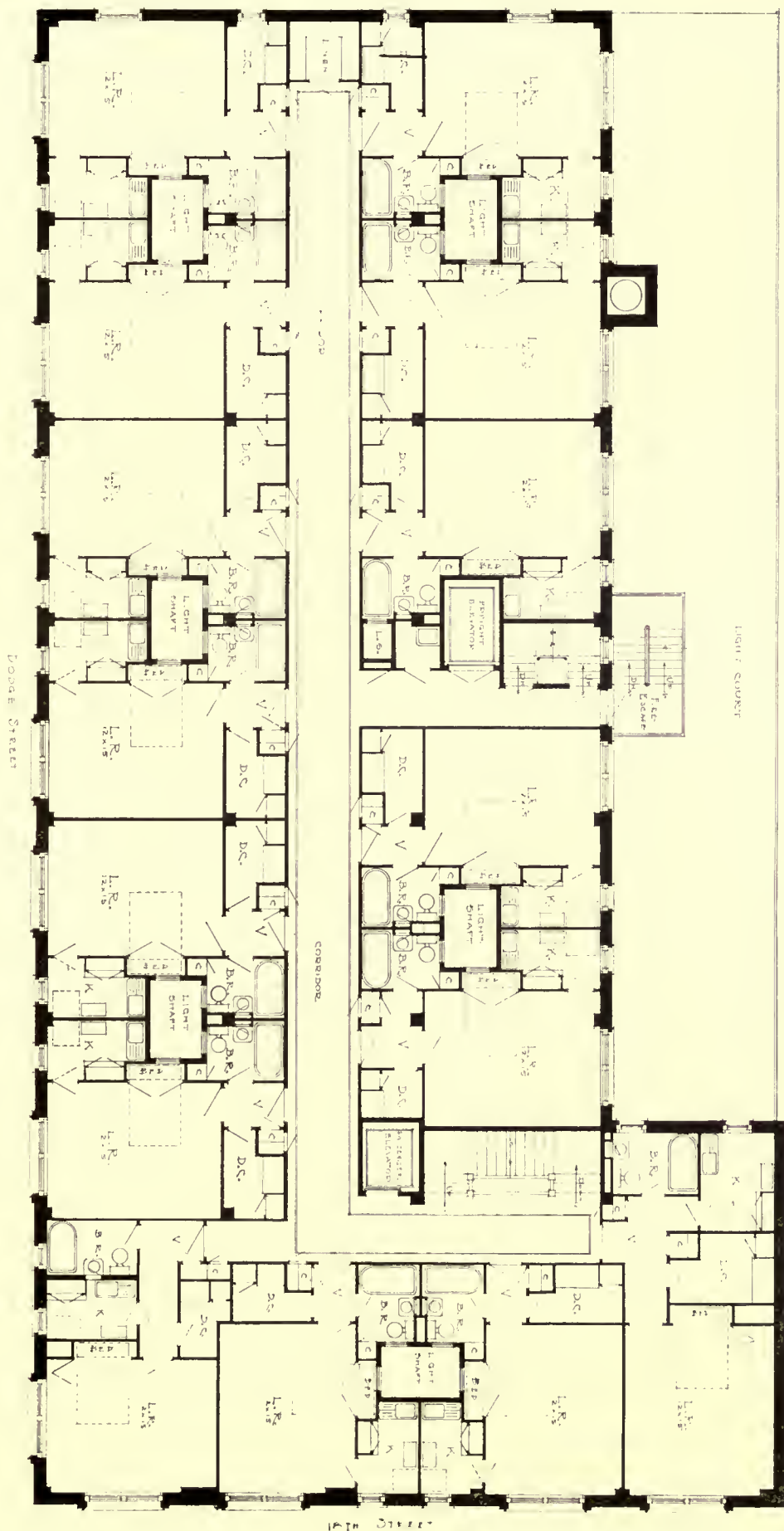


THE MORRIS APARTMENT HOTEL, OMAHA, NEB.
JAMES T. ALLAN, ARCHITECT

The Morris Apartment Hotel

THIS apartment hotel has recently been completed and is the finest and largest of its kind in Omaha. It is located on Eighteenth and Dodge Streets. The building is modern in every particular and contains eighty-two apartments of two rooms each, consisting of a living room, dressing room with a concealed bed, bath and kitchen. Every known modern device for the convenience and comfort of the guests has been incorporated in this building. The apartments are completely furnished in every detail. On the entrance floor a spacious lobby, lounging room, ladies' parlor and other features are provided for the social entertainment of the guests. The maid and porter service is the same as that usually secured in the better class of family hotels. Rates: \$40.00 to \$55.00 per month.

The Pantel Realty Co., Owners



TYPICAL FLOOR PLAN

THE MORRIS APARTMENT HOTEL



HUNTER INN APARTMENT HOTEL, OMAHA, NEB.
HUNTER REALTY, DESIGNERS AND BUILDERS

Hunter Inn Apartment Hotel

THIS apartment hotel is located on Dodge Street at twenty-fourth. Has excellent transportation facilities on both the Crosstown and Harney car lines. It is only ten minutes' walk to the heart of the business and theatrical centers. The building is six stories and of fire-proof construction. It stands on Capital Hill and affords a beautiful view of the city. Has a spacious lobby and writing room, electric elevator, also service elevator. Telephone in each suite and switchboard in lobby giving day and night service. Supplies delivered by house porter. Clerk on duty day and night. All suites outside rooms and composed of Living Room with concealed bed, bath, dressing room and kitchenette. Rates: \$10.00 per week; \$40.00 to \$45.00 per month.

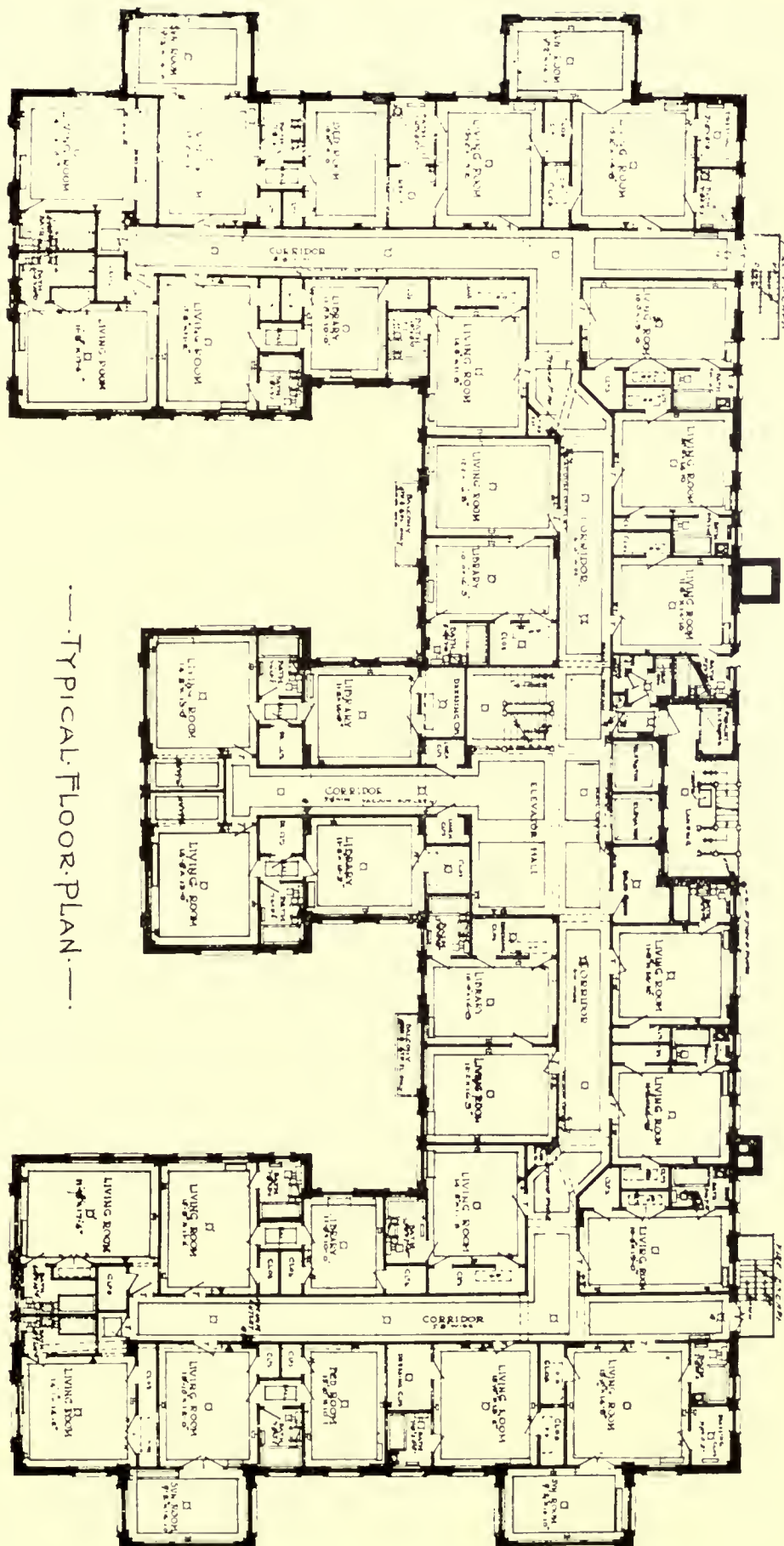
Hunter Realty Co., Proprietors



THE BLACKSTONE APARTMENT HOTEL, OMAHA, NEB.

The Blackstone Apartment Hotel

THE Blackstone apartment hotel located in Omaha, Nebraska is the largest and most beautifully appointed building of its kind in that section of the country. While it does not conform to the usual type of modern apartment hotels, in as much as the kitchenette feature is eliminated, it has so many distinctive features that it is well worth a place in a book of this character. In the Blackstone will be found apartments ranging from one to seven rooms and yet, through the use of the concealed bed, most every room is a living room or library, which practically doubles the efficiency of each suite. The building is absolutely fireproof and contains every known modern innovation for the convenience and comfort of the guests. Particular attention was given in the design of this building to the social features. The first floor is devoted to a luxuriously appointed lobby and lounge room; ladies' parlor; writing rooms; a beautiful dining room, in which the cuisine is unexcelled; and other features usually found in first class hotels. The eighth floor has a large lounging room and refectory, banquet and ball room, private party room, and a terrace tea and dining room. Efficient service in every department.



— TYPICAL FLOOR PLAN —

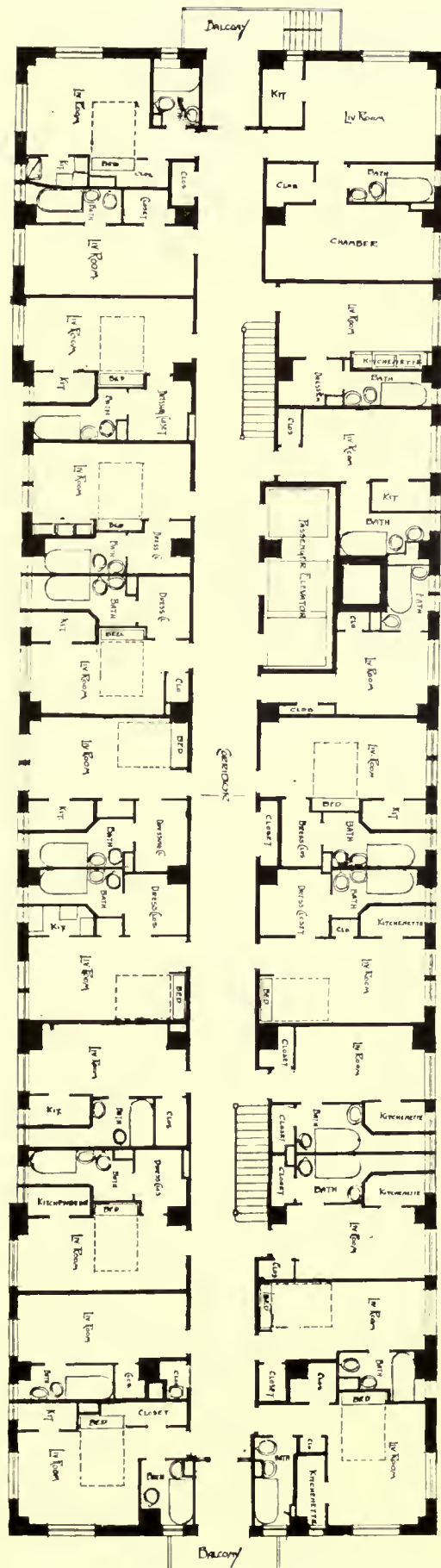


CURTIS COURT ANNEX, MINNEAPOLIS, MINN.
H. L. STEVENS & CO., ARCHITECTS

The Curtis Court Annex

THE demand for modern apartment hotel accommodation was so great in Minneapolis that the owners of the Curtis Court Apartment Hotel, which has enjoyed a wonderful success, have added the above building to their already extensive holdings which adjoin and the entire establishment of one thousand rooms is operated under the same management. The Curtis Annex has just been completed. It is absolutely fire-proof and contains two hundred and forty-two apartments of one and two rooms. Practically all the suites are equipped with the kitchenette feature, dressing room with concealed bed and bath. There are some single rooms with bath. A large lobby, smoking rooms, reading rooms, lounging rooms, bowling alleys, billiard tables, as well as a modern cafe, an all night cafeteria, delicatessen shop, drug store, flower shop, tailor shop and laundry are to be found in this building, which adds to the comfort and convenience of the guests. Service is complete in every detail. The Curtis Court Hotel and Apartments are located on Tenth and Eleventh Streets South at Fourth Avenue. Rates: \$5.00 per week and up unfurnished and \$7.00 per week and up furnished.

L. F. Meloney, Lessee



TYPICAL FLOOR PLAN

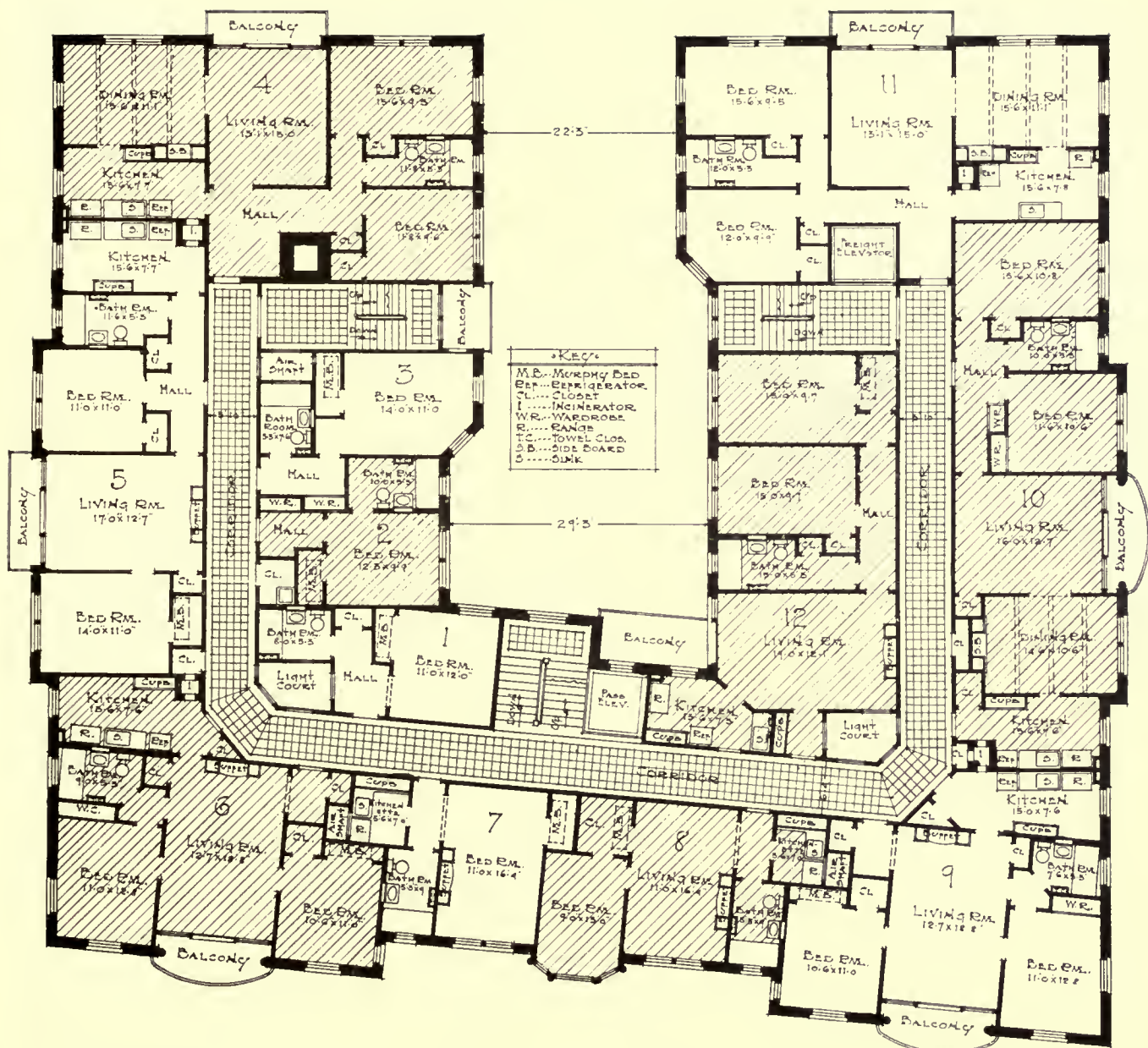
CURTIS COURT ANNEX



THE BLACKSTONE, MILWAUKEE, WIS.
LEENHOUTS AND GUTHRIE, ARCHITECTS

The Blackstone Apartments

THE Blackstone Apartments recently completed in Milwaukee, Wisconsin, is the largest and finest building of this type in that city. It is located conveniently to the business section. The building is of fire proof construction and contains ninety-six apartments of from one to five rooms. The smaller apartments are designed along the lines of the modern apartment hotel and contain a living room, dressing room with concealed bed, kitchenette completely equipped and bath. The efficiency of the larger apartments is augmented by the use of the concealed bed. All the apartments are leased unfurnished at the rate of from \$25.00 to \$60.00 per month. Steam heat and janitor service.



TYPICAL FLOOR PLAN

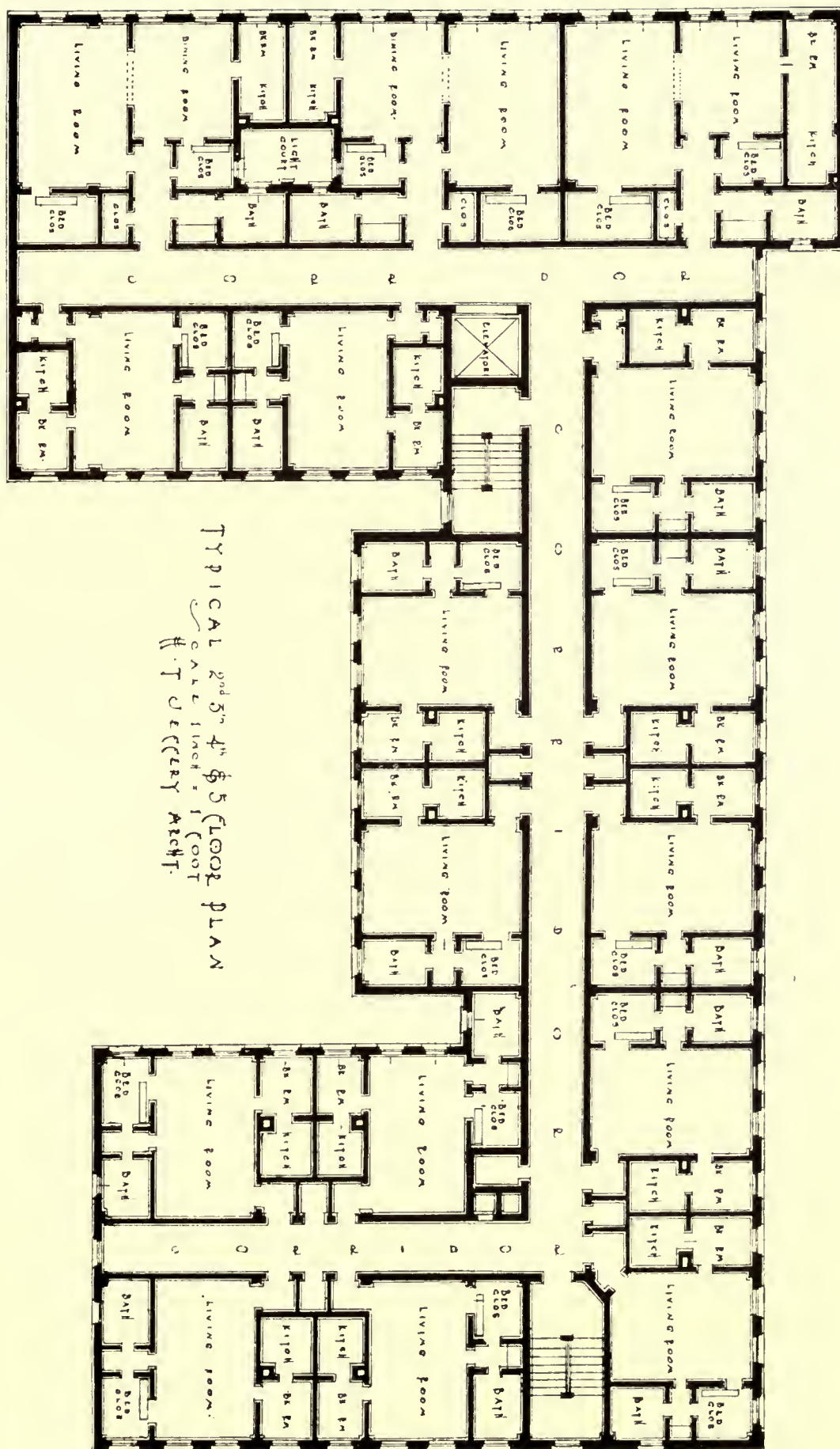
BLACKSTONE APARTMENTS



GRISWOLD APARTMENT HOTEL, CLEVELAND, O.
H. T. JIFFERY, ARCHITECT

The Griswold Apartment Hotel

THE Griswold Apartment Hotel has just been completed and is the largest and finest appointed building of this character in Cleveland. It is located in the select residential section of the city at 3844 Euclid Ave., but a few minutes ride from the business center. The building is absolutely fireproof and contains one and two room apartments. The apartments are provided with every known modern innovation and are elegantly furnished. The arrangement as shown on the accompanying plan give the full efficiency of a four room flat in each two room suite through the use of the kitchenette-breakfast room combination and the dressing room with a concealed bed. Everything for the comfort and convenience of the guest is furnished—light, cooking gas, telephone, porter, maid and bell-boy service. The spacious lobby, lounging, billiard, smoking and card rooms add to the many features of this apartment hotel. Rates: \$85.00 to \$140.00 per month.



TYPICAL 2nd 3rd & 4th FLOOR PLAN
 SCALE 1 inch = 1 foot
 H. T. UEGGER ARCHT.

TYPICAL FLOOR PLAN

GRISWOLD APARTMENT HOTEL

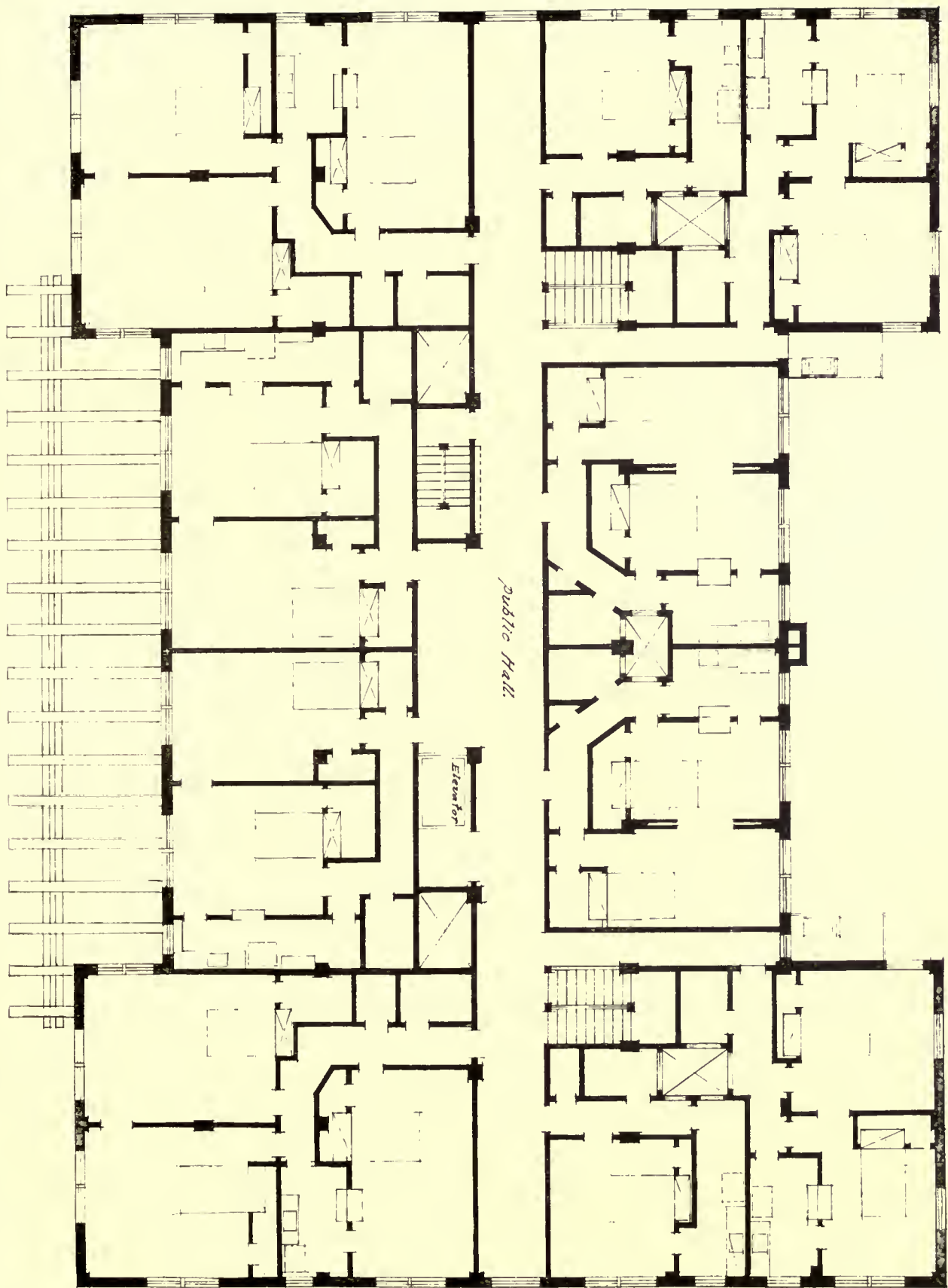


RAMPART APARTMENT HOTEL, LOS ANGELES, CAL.
PAUL C. PAPE, ARCHITECT

The Rampart Apartment Hotel

THE Rampart was one of the first strictly high class modern apartment hotel buildings constructed on the Pacific Coast. Ever since its opening in 1910 it has enjoyed a wonderful success. It is located in the exclusive Wilshire residential section of Los Angeles, California, Rampart and Sixth Street, a fifteen minute ride from the center of the city. The building is of reinforced concrete construction and contains sixty-nine apartments of two, three and four room suites. Each apartment is completely and elegantly furnished and is equipped with concealed beds, dressing rooms and a kitchenette. The service is unexcelled and includes telephone, electricity, gas for cooking, laundry, maid and valet attendants. This apartment hotel caters particularly to permanent guests and is renowned for the refinement of its social life. The lobby, lounging, ball, billiard and ladies' rooms are luxuriously appointed. Rates: \$60.00 to \$150.00 per month.

Hugh K. Bryson, Owner



TYPICAL FLOOR PLAN

RAMPART APARTMENTS

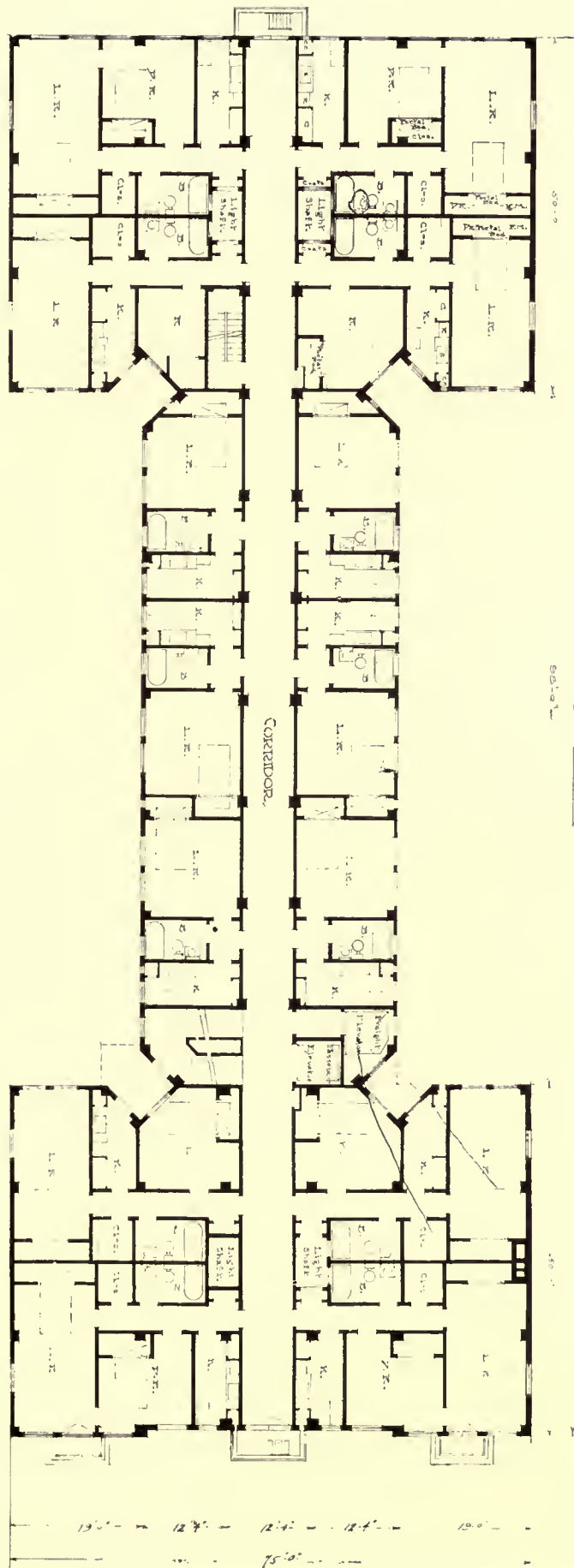


REX ARMS APARTMENTS, LOS ANGELES, CAL.
PAUL C. PAPE, ARCHITECT

The Rex Arms Apartment Hotel

THIS apartment hotel is one of the most successful in the city of Los Angeles, California. It is located conveniently to the business center of the city, 943 Orange Street. The building is of reinforced construction and contains ninety-six apartments of two and three room suites. The interior is beautifully finished. Each apartment contains every known modern innovation including the concealed bed with dressing room and bath and are elegantly furnished. Particular attention given to the social entertainment of the guests. The entrance floor has a luxuriously appointed lobby and lounging room, while the entire top floor is given over to amusement rooms and a roof garden. In the basement the management maintains a commissary department which has a complete line of edibles for the convenience of the guests. The service is the same as that secured in any first class hotel. Rates: \$55.00 to \$125.00 per month.

F. O. Engstrum, Owner



TYPICAL FLOOR PLAN

REX ARMS APARTMENTS

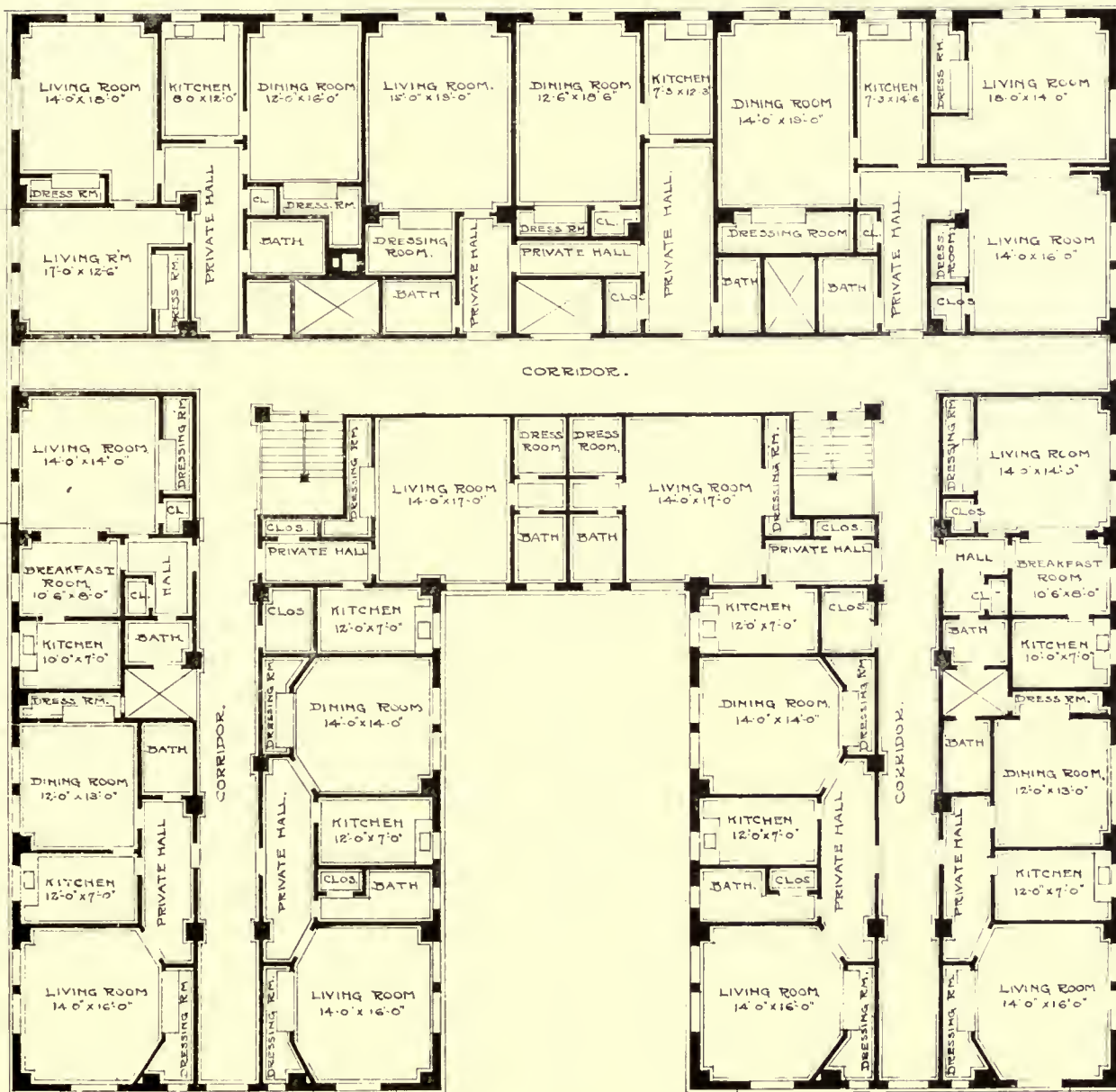


BRYSON APARTMENT HOTEL, LOS ANGELES, CAL.
CHARLES H. KYSOR, ARCHITECT

The Bryson Apartment Hotel

THE Bryson is located in the finest residence section of Los Angeles, California—Wilshire Boulevard and Rampart Street, and but a fifteen minute ride from the center of the city. It is one of the largest and most beautifully appointed apartment hotels on the Pacific Coast. The building is of reinforced concrete construction and the interior is finished throughout with the finest Italian marble, tile and African mahogany. The entire building is equipped with every known modern device for the convenience of the guests. It contains ninety-six, two, three and four room apartments completely and elegantly furnished. Particular attention has been given to the entertainment of the guests in the design of this building. The lobby on the main floor occupies a space of thirty by fifty feet and is elaborately furnished. The entire tenth floor is devoted to this feature and has a reception hall, large ball room, dressing rooms, billiard room, library and writing rooms, which are all connected. The service is complete in every detail. Rates: \$75.00 to \$200.00 per month.

Hugh K. Bryson, Owner



TYPICAL FLOOR PLAN

BRYSON APARTMENTS

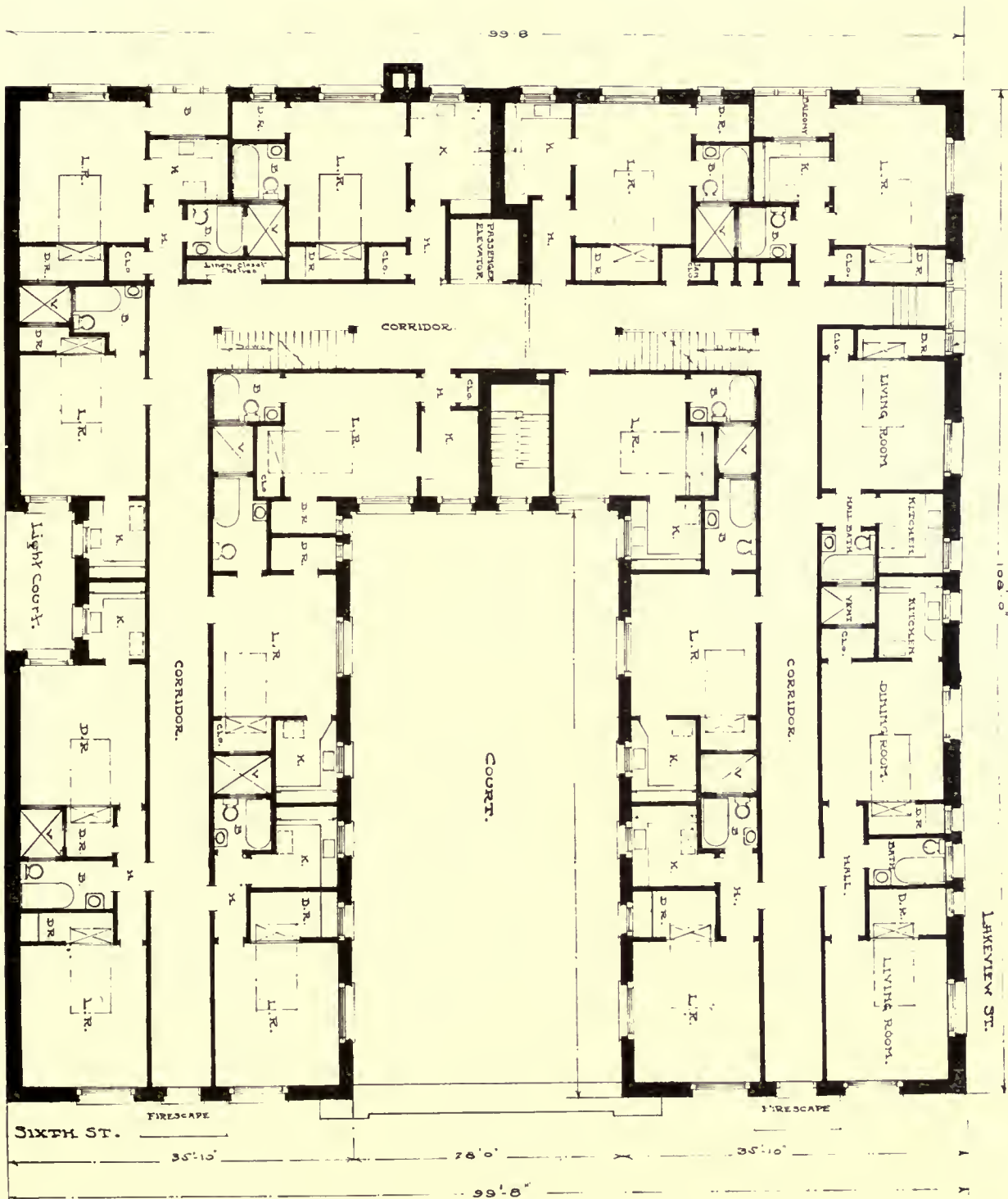


REGENT APARTMENT HOTEL, LOS ANGELES, CAL.
NOONAN & KYSOR, ARCHITECTS

The Regent Apartment Hotel

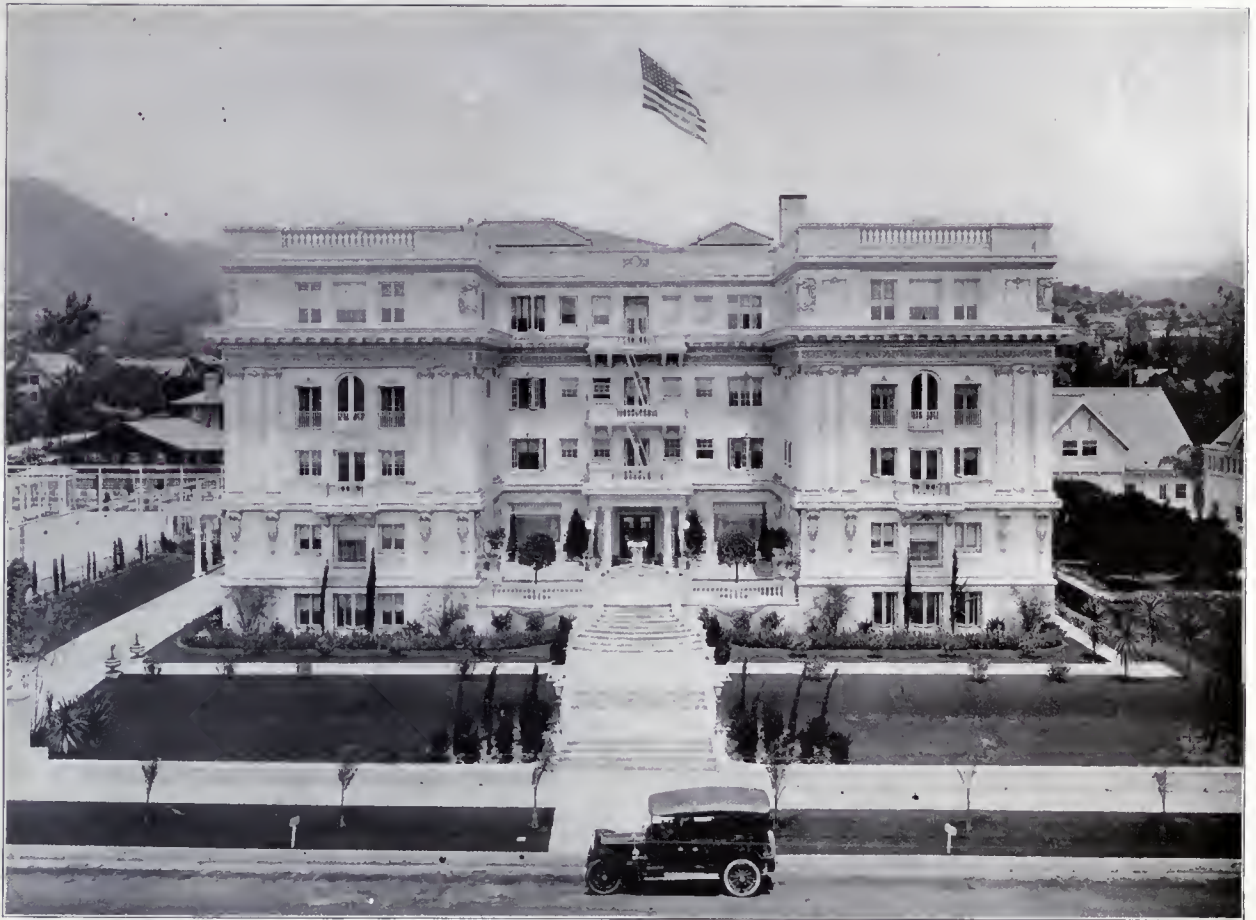
THE Regent apartment hotel is located on Lakeview and Sixth Streets, Los Angeles, California. It is but a few minutes ride on the street car to the center of the city and just opposite beautiful Westlake Park. The building is of concrete construction, veneered with brick, and contains fifty-five two room suites. Each apartment contains a living room, dressing room with concealed bed, bath and kitchenette equipped with all modern devices. Every apartment is completely decorated and elegantly furnished. Amusement, billiard and social rooms are on the first floor and are complete in all their appointments. The service includes gas, light, laundry, and maid to clean up the apartments. Rates: \$45.00 to \$65.00 per month.

J. Morris, Owner



TYPICAL FLOOR PLAN

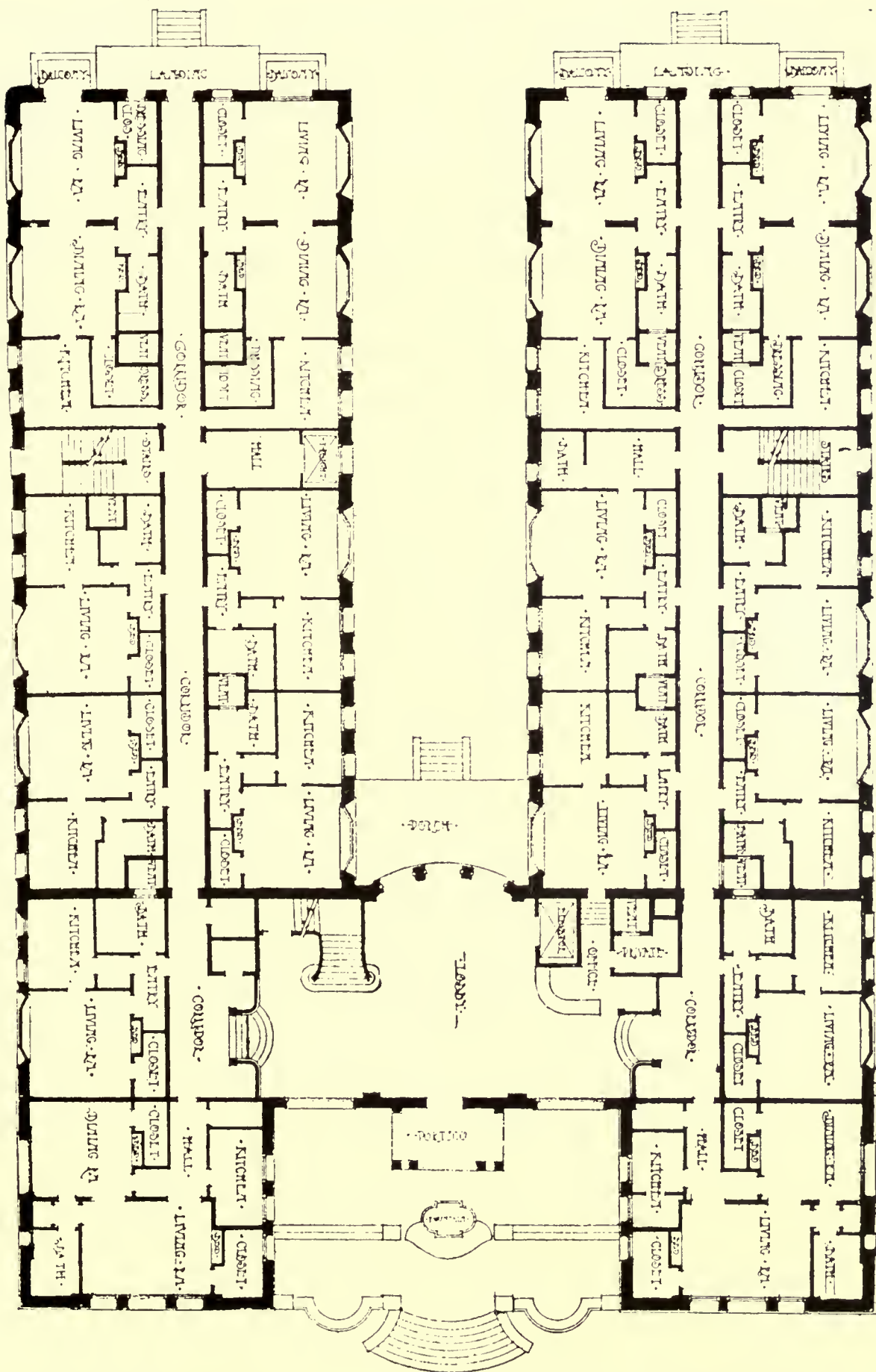
REGENT APARTMENTS



GARDEN COURT APARTMENT HOTEL, LOS ANGELES, CAL.
FRANK MELINE, DESIGNER AND BUILDER

Garden Court Apartment Hotel

THIS apartment hotel is one of the most up-to-date on the Pacific Coast. Its location, 7021 Hollywood Boulevard in the beautiful foothills of Hollywood, midway between Los Angeles and the sea, give each apartment a commanding view of the mountains, canyons, valleys or sea, as well as a panoramic view of Los Angeles. The Pacific Electric Interurban Line furnishes excellent transportation facilities—thirty minutes to the heart of the city with cars running every few minutes. The building is of fire proof construction and has all the modern conveniences. The spacious lobby is luxuriously appointed. The apartments themselves are provided with every modern innovation possible and are elegantly furnished. The service is of the usual high standard supplied in buildings of this class. Tennis courts are maintained for the exclusive use of the guests. Rates: \$75.00 to \$150.00 per month for two room suites; \$200.00 to \$240.00 per month for three room suites.



— TYPICAL FLOOR PLAN —

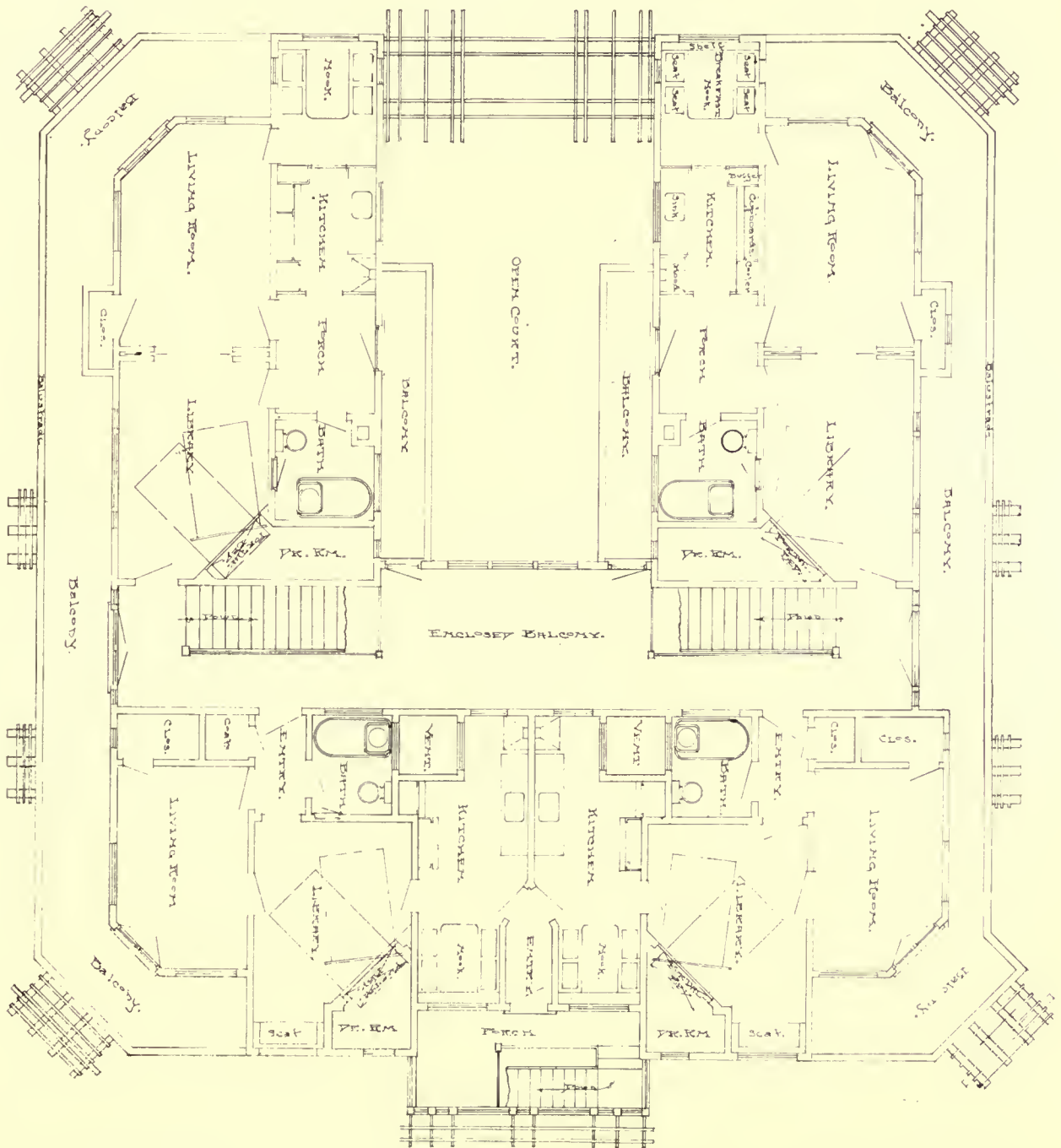


THE FLANDERS APARTMENTS, HOLLYWOOD CAL.
J. E. FLANDERS, ARCHITECT

The Flanders Apartments

THE Flanders is a type of apartment building which deserves particular attention, especially in the locations where the advantages shown in the plan can be appreciated because of the climate. It is a Swiss chalet type of building and in a class by itself. Unique and decidedly attractive both inside and out. Remarkable for convenience in arrangement. Everything is designed with a view of making it light and airy. It is located in the foothills of Hollywood, California at 1975 Cahuenga Ave. From each apartment one has a beautiful panoramic view of the mountains, valley, the city of Los Angeles and the sea. The apartments are completely decorated and elegantly furnished. Rates: \$45.00 to \$100.00 per month.

J. E. Flanders, Owner



TYPICAL FLOOR PLAN

THE FLANDERS APARTMENTS

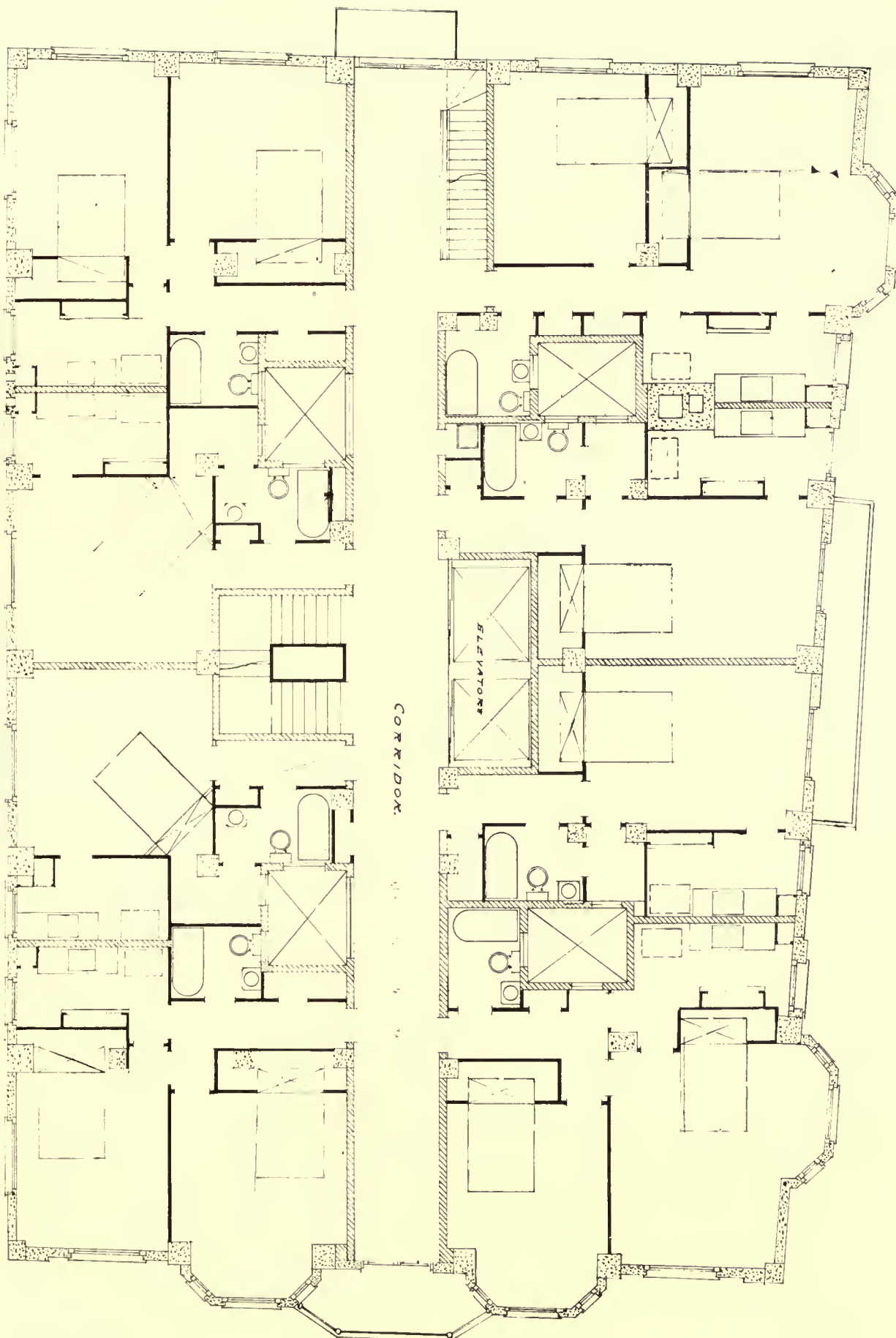


THE PALACE APARTMENT HOTEL, LONG BEACH, CAL.
PAUL C. PAPE, ARCHITECT, LOS ANGELES, CAL.

The Palace Apartment Hotel

THE Palace apartment hotel is the largest and most luxuriously appointed apartment hotel in Southern California outside the city of Los Angeles. It is located on Magnolia and Ocean Avenues, Long Beach, just across the street from the celebrated Virginia Hotel and one block from the ocean. The building is fireproof throughout and contains seventy-two apartments of two and three room suites. Every known modern improvement in construction and equipment has been incorporated in this building. Every apartment is elegantly furnished. Cooking gas, electricity, laundry, porter and maid service are supplied by the management. The social and amusement rooms are completely appointed. Due to the continuous waiting list of guests plans are under way at this time to add five more stories to the present building. Rates: \$40.00 to \$125.00 per month.

Edward Tisnerat, Owner



TYPICAL FLOOR PLAN

THE PALACE

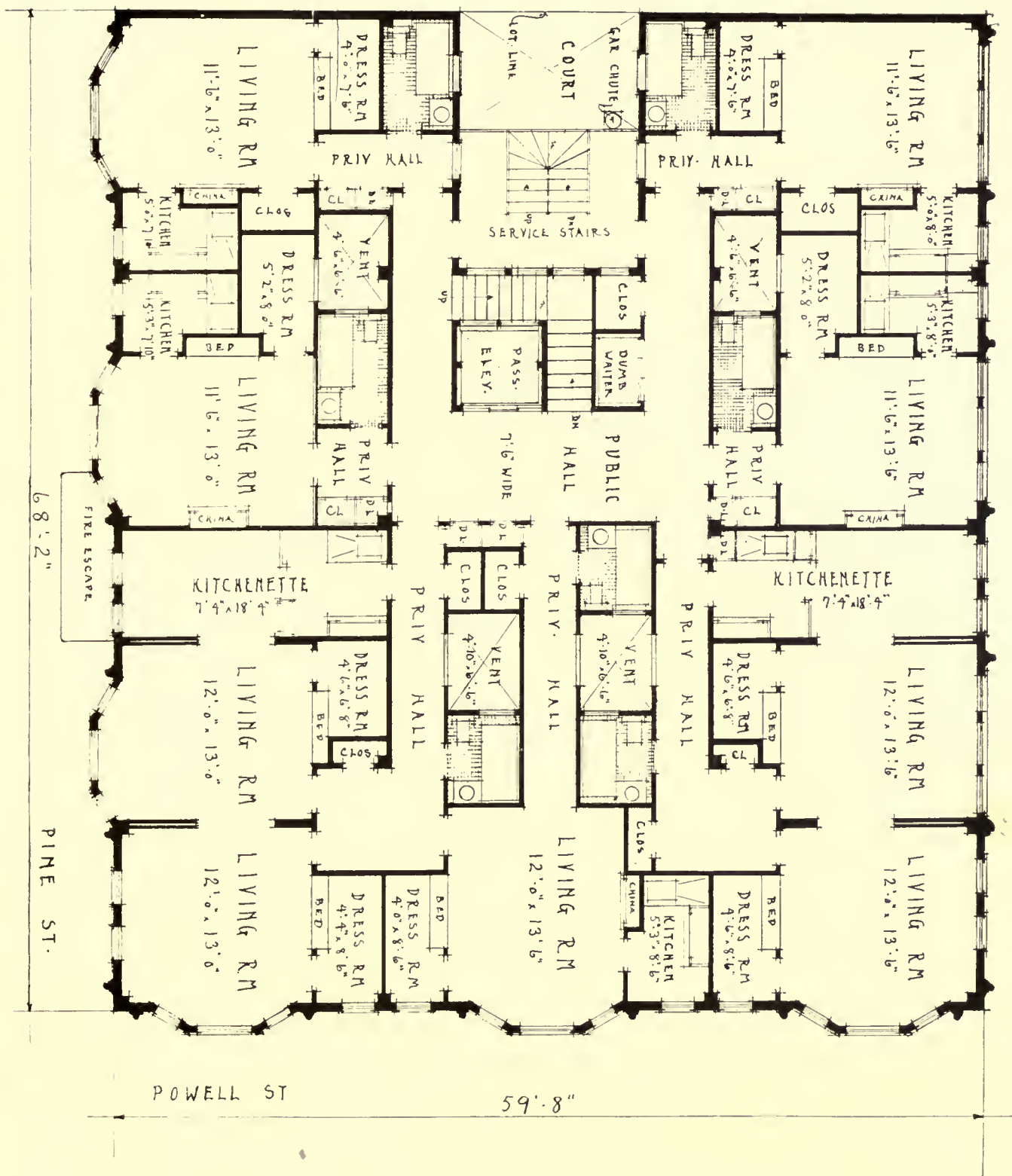


CHATEAU BOHLIG, SAN FRANCISCO, CALIFORNIA
J. C. HLADIK, ARCHITECT

Chateau Bohlig

THIS apartment hotel is located on the northeast corner of Powell and Pine Streets, San Francisco, California. It is one block from the Fairmont Hotel and three blocks from the St. Francis. Situated as it is on Nob Hill, the apartments afford a splendid view of San Francisco Bay and its environs. It is but a five minute ride on the Powell Street cars to the center of the city. The building is constructed of reinforced concrete. It has a lobby with a large reception room adjoining; electric passenger elevator, a separate service elevator; telephone in each apartment with switch-board connections. The furnishings of the lobby, reception room and each apartment are complete in every detail. Butler and maid service; deliveries are made direct to apartments by the house porter. Rates: \$40.00 to \$100.00 per month.

J. H. Bohlig, Proprietor



TYPICAL FLOOR PLAN

CHATEAU BOHLIG



LEESMONT APARTMENTS, SAN FRANCISCO, CAL.
HENRY C. SMITH, ARCHITECT

Leesmont Apartment Hotel

THE Leesmont apartment hotel is located in the exclusive Nob Hill district of San Francisco, California, Stockton and California Streets. Situated as it is, one secures a beautiful view of the city and San Francisco Bay with its environs, and yet, it is but a few minutes ride on the street car or a short walk to the heart of the city. The building is fireproof and contains all the modern improvements. Each of the two room apartments have a living room, dressing closets with concealed bed and kitchens completely equipped. All the apartments are furnished. The service is complete. Rates: \$40.00 to \$50.00 per month.



TYPICAL FLOOR PLAN

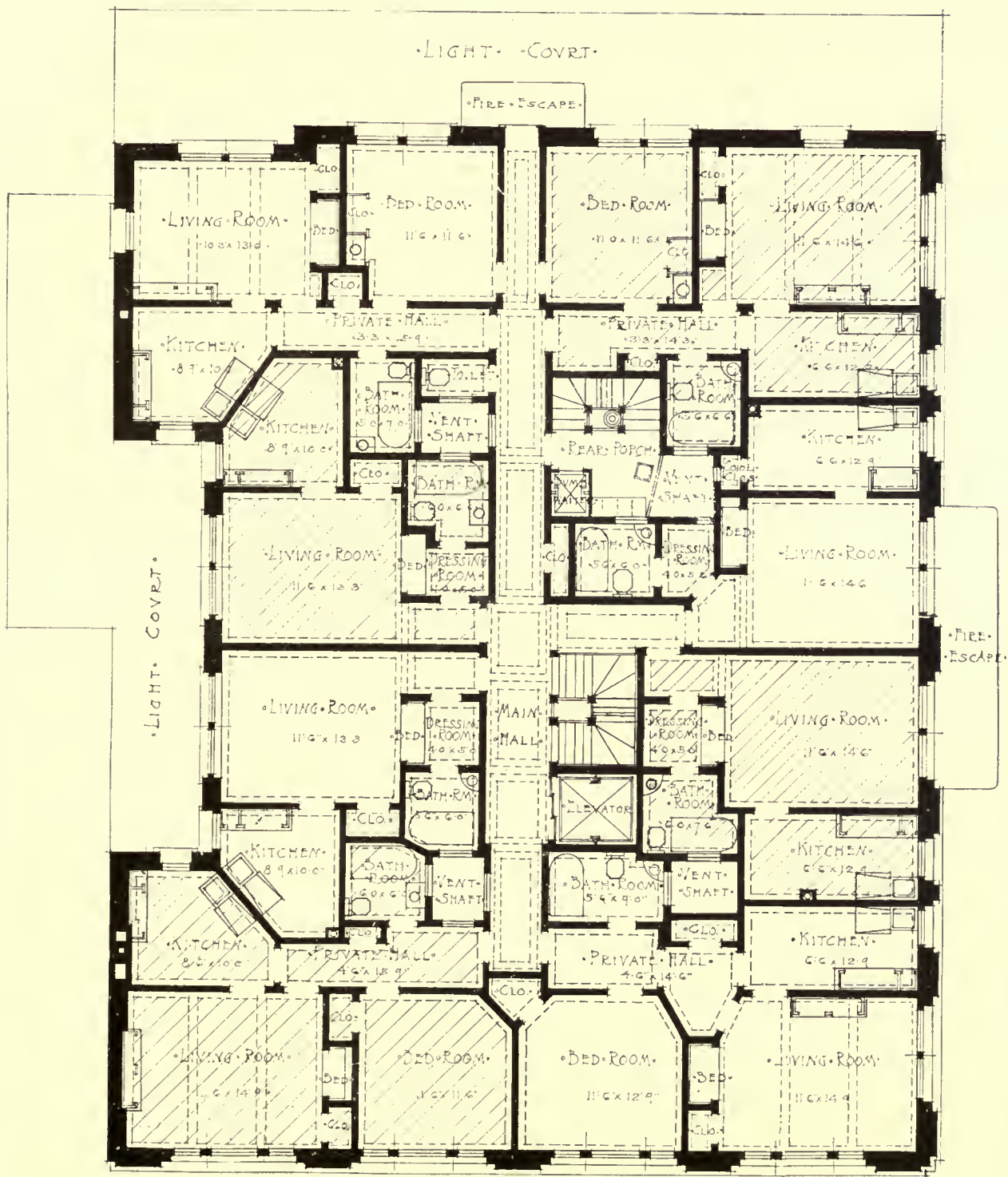
LEESMONT APARTMENTS



DRISCOLL APARTMENTS, SAN FRANCISCO, CAL.
HENRY C. SMITH, ARCHITECT

Driscoll Apartment Hotel

THE Driscoll apartment hotel is a strictly up-to-date modern building recently constructed in San Francisco, California, at Geary and Jones Streets, which is just outside the shopping and theatre districts of the city. The building is fireproof throughout and contains thirty-two apartments of two and three room suites. Each apartment is equipped with all the modern innovations and is completely and elegantly furnished. The entrance floor contains a spacious lobby and other social rooms for the convenience of the guests. Telephone in each apartment. The management supplies everything necessary for complete housekeeping as is usual in buildings of this character. Day and night hotel service maintained. Rates: \$35.00 to \$50.00 per month.



TYPICAL FLOOR PLAN

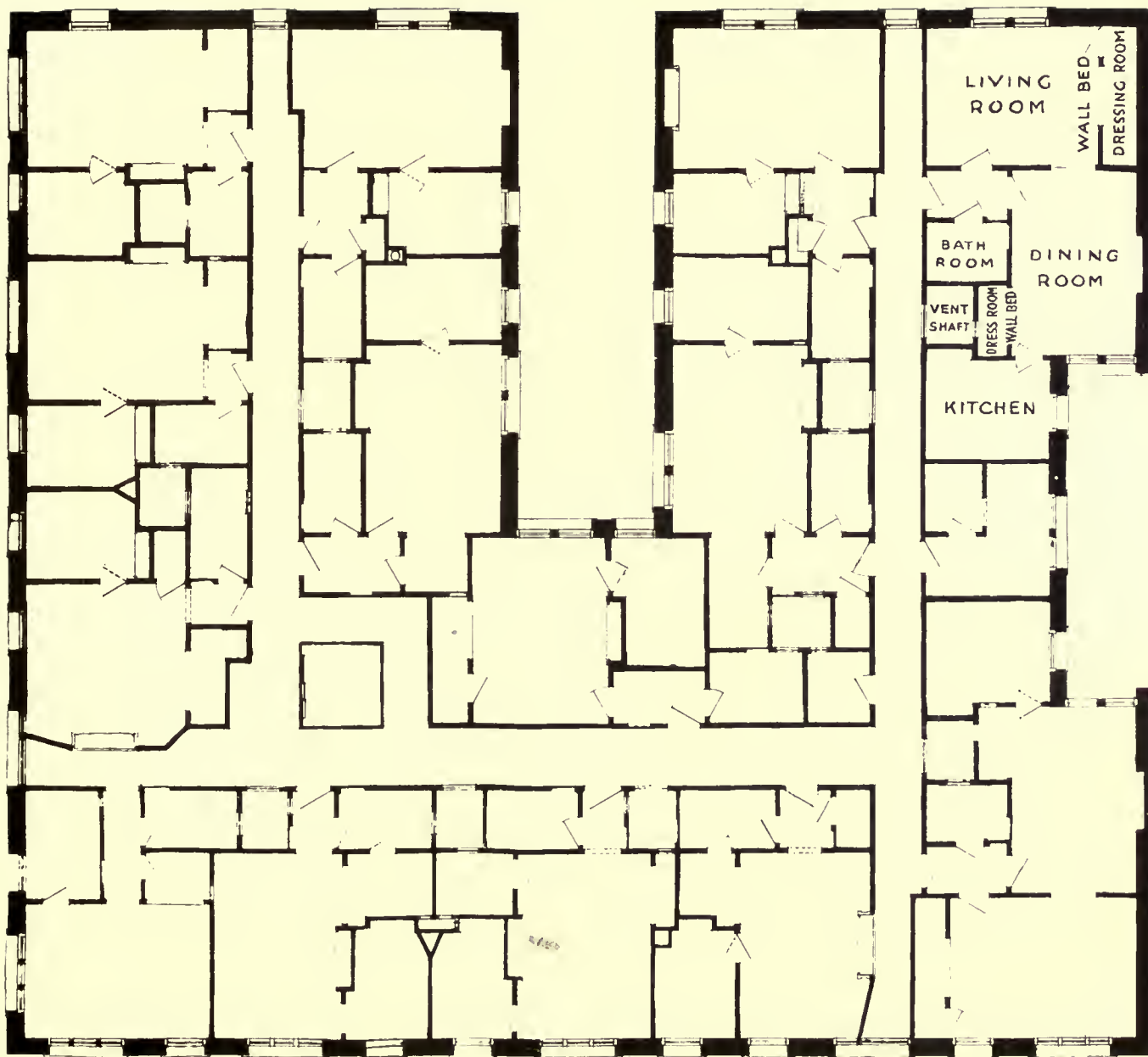
DRISCOLL APARTMENTS



THE TROST APARTMENTS, SAN FRANCISCO, CAL.

The Trost Apartments

THE Trost apartments are located on Twenty-sixth and Mission Streets, San Francisco, California, which is in the Mission district and but a few minutes' car ride from the center of the city. This is a handsome building of fireproof construction and contains forty-two apartments of two and three room suites. Each apartment is completely furnished and is equipped with all the modern conveniences. Particular attention was given to closet space for the apartments in the designing of this building. A cosy lobby and reception room is located on the entrance floor for the convenience of the guests. Telephone, light, steam heat and janitor service. Rates: \$25.00 to \$35.00 per month.



TYPICAL FLOOR PLAN

TROST APARTMENTS

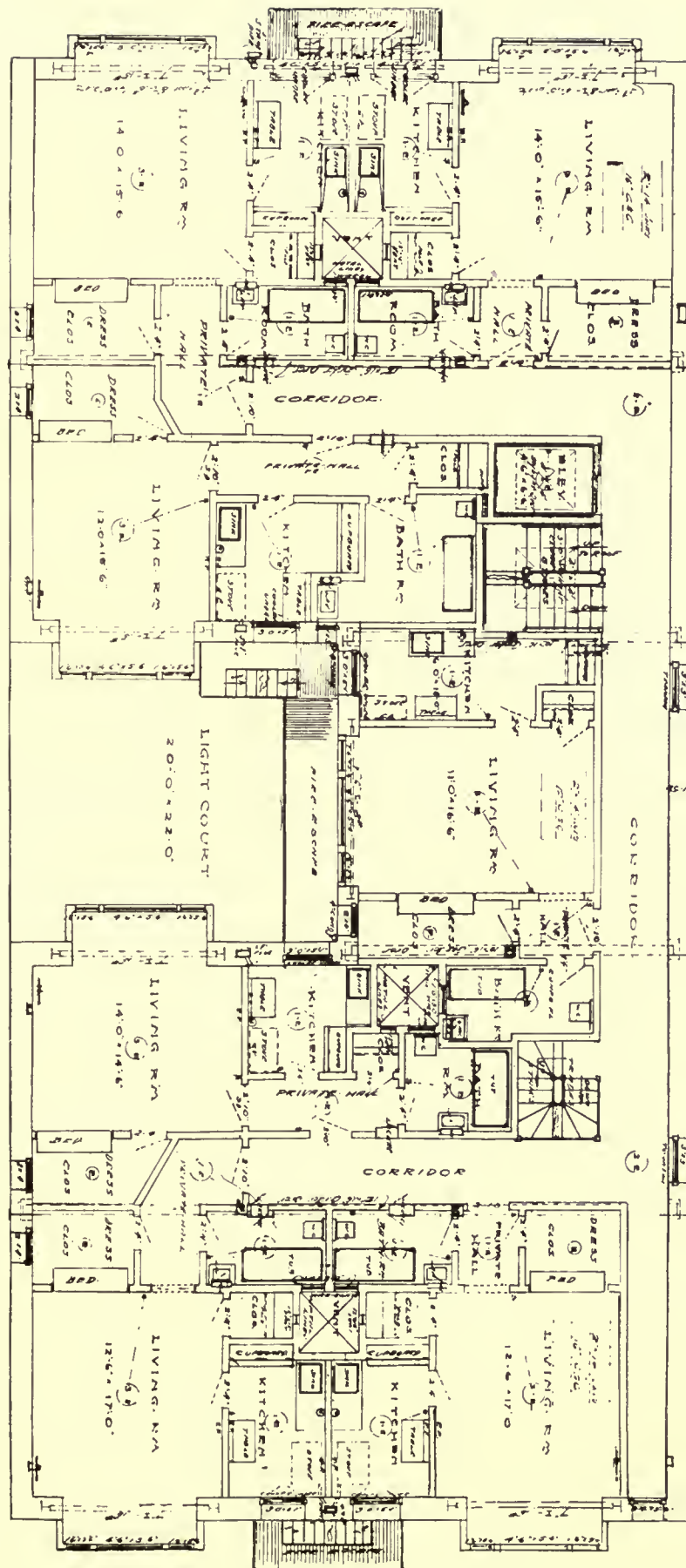


PIERRE CREST APARTMENTS, SAN FRANCISCO, CAL.
M. MATTANVOICH, ARCHITECT

Pierre Crest Apartment Hotel

THE Pierre Crest apartment hotel is located on Bush Street near Mason, San Francisco, California. It is a modern building in every way and contains twenty-six apartments of two room suites. Each apartment contains a large living room, dressing room with concealed bed, bath and kitchen, all of which are completely furnished. The building has an automatic electric elevator, telephone in each apartment. On the entrance floor is a cosy reception room. Janitor service, electric lights and steam heat are supplied. Rates: \$27.50 to \$35.00 per month.

O'Brien Brothers, Owners



TYPICAL FLOOR PLAN

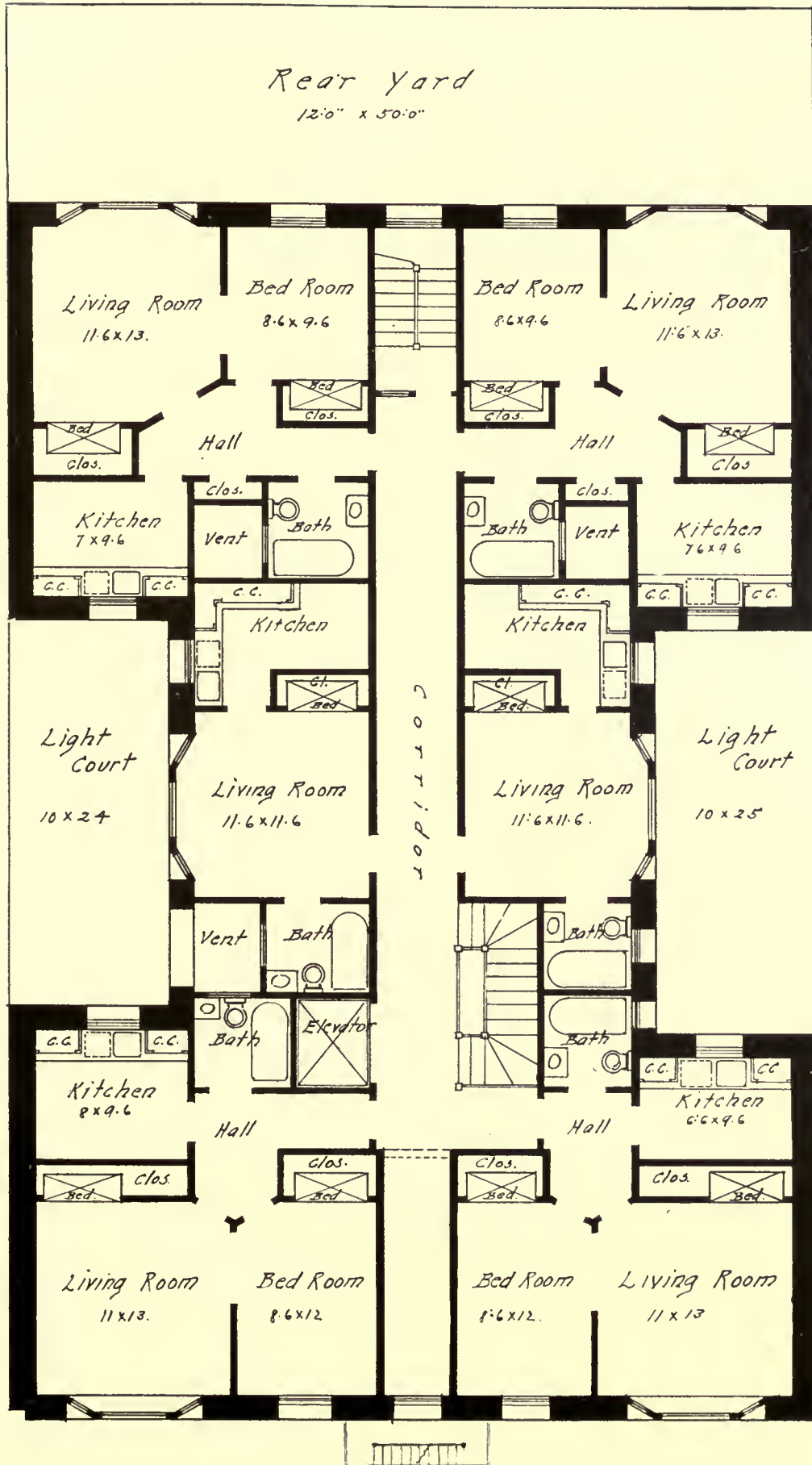
PIERRE CREST APARTMENTS



ST. BERNARD APARTMENTS, SAN FRANCISCO, CAL.
HENRY C. SMITH, ARCHITECT

St. Bernard Apartment Hotel

THIS apartment hotel is located practically in the business section of San Francisco, California on Leavenworth Street between Turk and Eddy. It is newly built and is of absolutely fireproof construction and contains two and three room apartments. Each suite is richly furnished and is equipped with every known modern device for the convenience and comfort of the guests. Telephone in each apartment with switchboard connections. Electric automatic elevator. The lobby and social rooms are furnished in harmony with the balance of the hotel. Gas, light and porter service. Rentals: \$40.00 to \$50.00 per month.



TYPICAL FLOOR PLAN

ST. BERNARD APARTMENTS



THE MISSION APARTMENTS, SAN FRANCISCO, CAL.

The Mission Apartments

THE Mission apartments are located in what is known as San Francisco's warm belt—the Mission district—and but a two minute walk from the famous old Spanish Mission Dolores. The building is of reinforced concrete construction and contains thirty apartments of two rooms each and four of three rooms. Each apartment is completely equipped with all modern conveniences and is completely furnished. No elevator is required in this building owing to the unusual type of stairway. This encircles a fifteen foot rotunda, which not only makes for the great convenience of the tenants, but gives a maximum of light in the halls leading to the apartments. The lighting in the lobby is indirect, giving a soft, rich light. Janitor service, electric lights, telephone, steam heat. Rates: \$25.00 to \$30.00 for two room suites and \$32.50 for the three room suites.

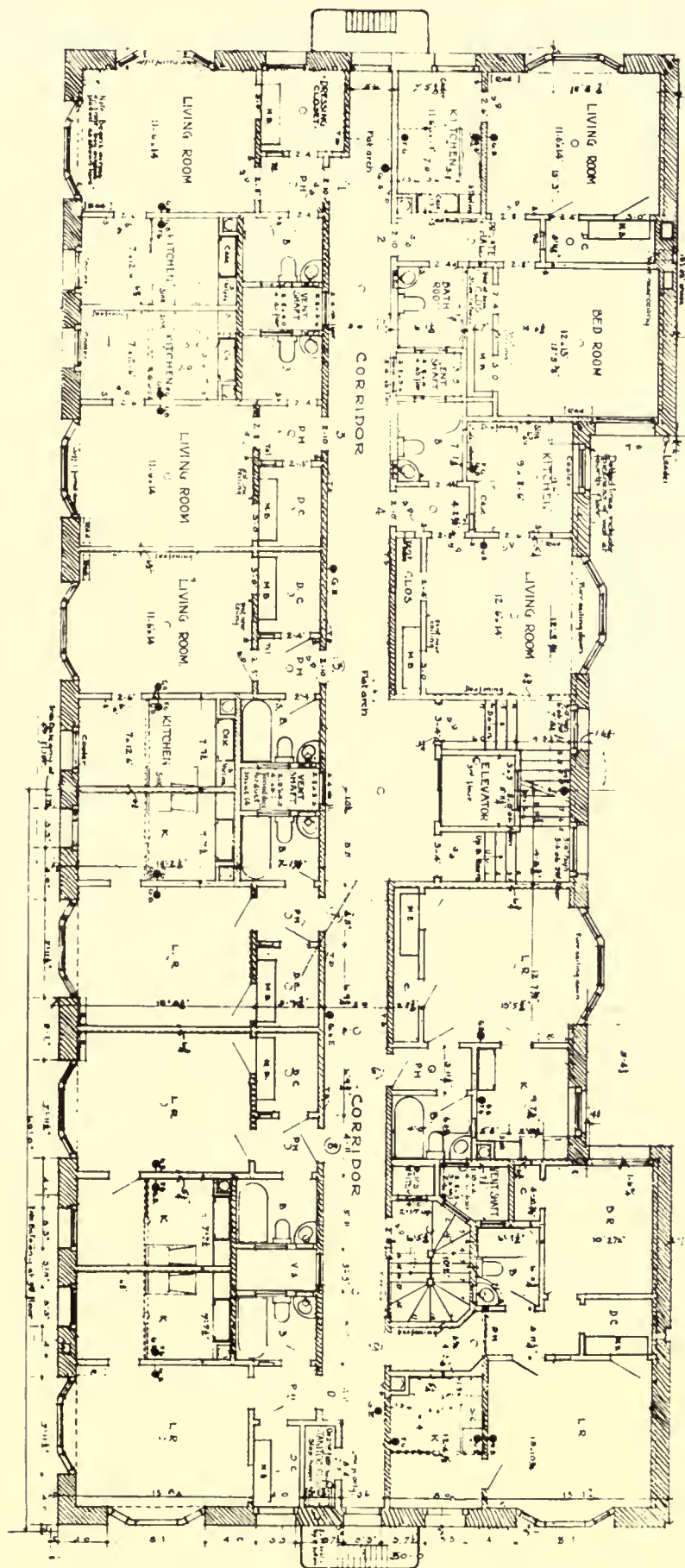
G. Lachman, Owner



WHITESIDE APARTMENTS, SAN FRANCISCO, CAL.
AUGUST NORDIN, ARCHITECT

Whiteside Apartment Hotel

THE Whiteside apartment hotel is located at Fell and Franklin Streets, San Francisco, California, and like a great many of the buildings of this type in San Francisco is only a few minutes' walk from the civic center. The building is modern in every respect and contains forty, two and three room suites. Each apartment is equipped with every known modern device for the convenience and comfort of the guests, and completely furnished. Telephone in each apartment, and complete hotel service. The main floor has a large lobby and there are amusement and social rooms for the exclusive use of the guests. Rates: \$35.00 to \$45.00 per month.



TYPICAL FLOOR PLAN

WHITESIDE APARTMENTS

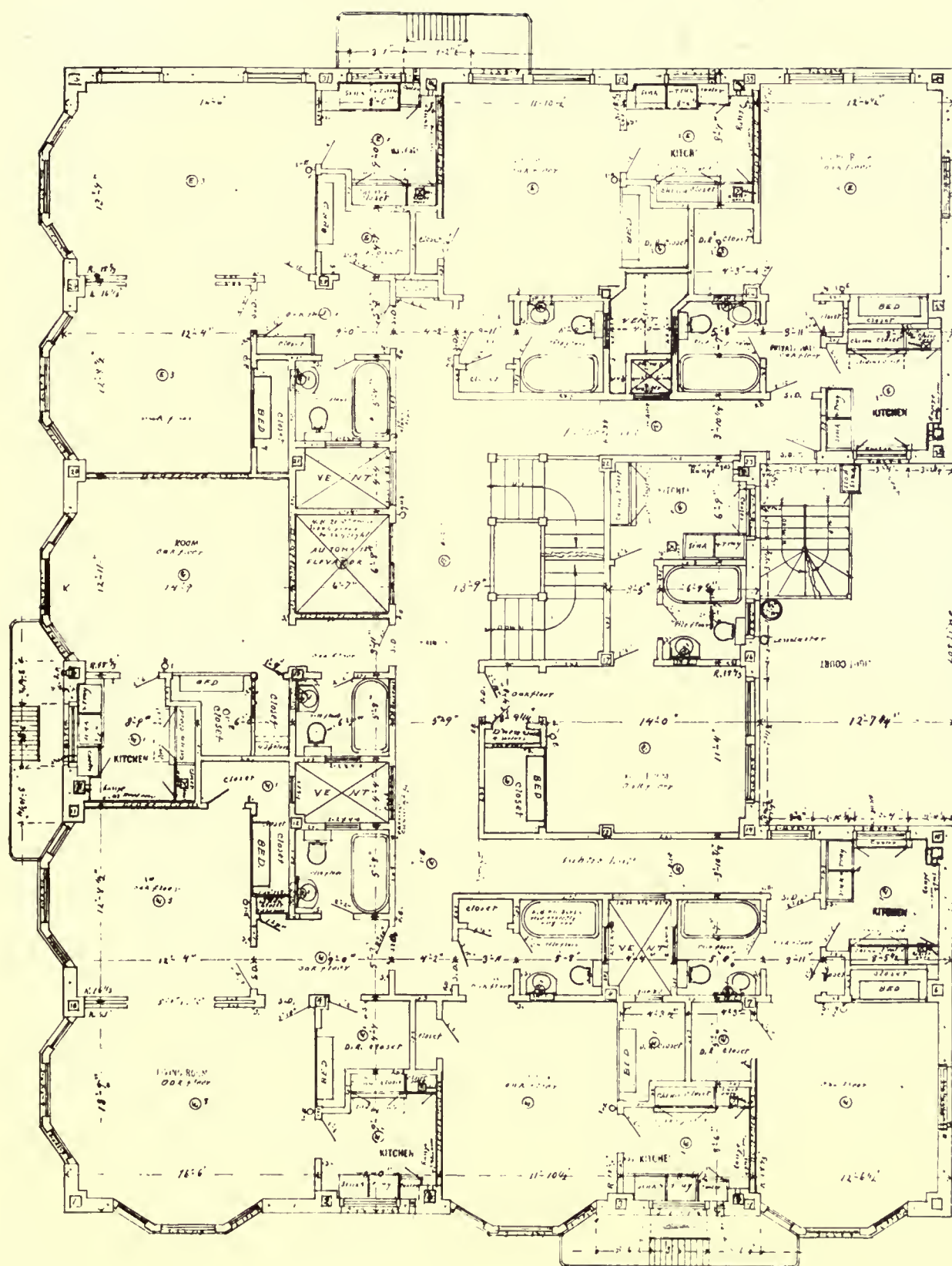


THE CRESCENT APARTMENTS, SAN FRANCISCO, CAL.

The Crescent Apartment Hotel

THE Crescent apartment hotel is located on the Southwest corner of Ellis and Hyde Streets, San Francisco, California, convenient to the business center of the city. The building has a steel frame, with reinforced brick walls. Interior trim is mahogany. Has hardwood floors, tile bathrooms with built-in tubs; an electric passenger elevator and an electric dumb elevator for the service. The Crescent contains forty-two apartments of two and three room suites. The apartments are equipped with every known modern device for the comfort and convenience of the guests. The entire building is modern and up-to-date in every respect. Rates: \$45.00 to \$65.00 per month.

D. & S. Investment Co., Owners





TUDOR ARMS APARTMENT HOTEL, PORTLAND OREGON.

Tudor Arms Apartment Hotel

TUDOR ARMS Apartment Hotel is one of the many buildings of this type built in Portland, Oregon, in the last few years. It is located in a select residential neighborhood yet convenient to the business section of the city. The building is of fireproof construction and contains two and three room apartments. All the apartments are equipped with every modern device for the comfort and convenience of the guests, and are completely furnished. On the main floor there is a large lobby, reception and lounging rooms. Rentals, \$40 to \$65 per month.



TYPICAL FLOOR PLAN

TUDOR ARMS APARTMENT HOTEL

FURNISHINGS AND EQUIPMENT FOR



The magnificent Surf Apartments, Chicago. The last word in the development of the modern apartment hotel. Albert Pick & Company secured the contract for all the curtains, shades and drapes required to make this apartment hotel complete in every detail.

We long have been recognized as America's leading house in the COMPLETE OUTFITTING of hotels. Our methods, our service and our goods have been by common consent accepted as setting a pattern in this line. Our up-to-date hotel equipment sets a standard which the largest hotels in the country are glad to accept.

Now the same recognition has been extended to us as complete outfitters of apartment hotels. We lead in the apartment hotel field as well as in the standard.

When the apartment hotel came we extended our line so as to help it in its development. Upon the apartment hotel we centered the net expert experience of many years. We brought to bear upon it the pre-eminent facilities of our organization. We placed at the disposal of the apartment hotel the same unquestioned quality and high grade expert service that has made this house famous throughout all hoteldom.

For example, we have developed the Lachman wall bed to the highest point of perfection it has yet attained. And this means a wall bed that is just about 100 per cent right. Through making the Lachman product far and away the best wall bed on the market, we have done something that has added mightily to the efficiency and practicability of the modern apartment hotel. The way we have developed this famous concealed bed is shown in the accompanying illustrations.

We have thought the apartment hotel proposition through with the utmost thoroughness. Our experts were given the utmost freedom to work out their ideas. The result has been a great many practical improvements.

In our store we have a completely furnished three room apartment, setting forth in a concrete way all the latest ideas for equipping this type of hotel. Step into this model apartment and you can hardly realize that you are not in a real apartment hotel. Absolutely everything is there except the people to live in it. Enter the living room and you are impressed with the quiet, refined luxury of the furnishings. Open a door, pull down a wall bed in a few seconds and the room is transformed into a bedroom.

In the dining room the table is set as for dinner. Less than a minute's work will change this into a bedroom also.

In the combination kitchen and breakfast room a table is set, ready for breakfast. There is a gas range, a steel kitchen cabinet, a sink and a complete outfit of kitchen utensils.

A new light on the apartment hotel idea can be gained by inspecting these beautiful model rooms. If you are interested in the apartment hotel idea we invite you to see them. They present at a glance most of the apartment hotel's story. We also welcome and give prompt attention to all sorts of inquiries relative to the apartment hotel.



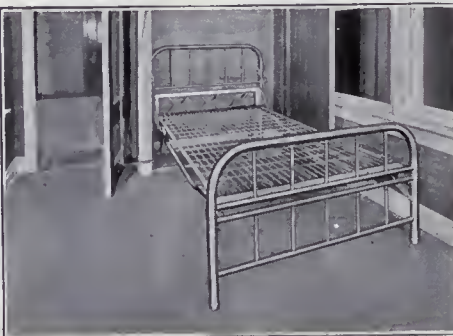
Showing Lachman Pivoted Wall Bed let down in room, ready for use. The bedding does not have to be taken off the bed when it is put back in its upright position.



Showing Lachman Pivoted Wall Bed with coil springs. Many types of springs can be used with the Lachman Wall Beds. Lachman Beds meet the requirements of the most exacting.



Showing how the Lachman Pivoted Wall Bed when partly open, gives easy access to the dressing room. The revolving panel moves easily and silently on a pivot.



Showing the Lachman Recess Wall Bed down in the room. This type of bed is used where the "Pivoted" style would not be practical. It requires only a recess small in depth.



Showing Lachman Pivoted Wall Bed with sideboard on front of bed. Other furniture can be supplied to take the place of the buffet. Suggestions given on request.



Model Three Room Apartment in Our Salerooms. Sun Parlor. Fibre furniture, ivory finish with cretonne cushions. Cretonne table pad. Bigelow Axminster carpet. Beautiful overdrapes.



Kellshore Apartment Hotel, Chicago. Living Room. Combination library table and writing desk. Comfortable upholstered chairs. Mahogany rocker. Elegantly draped French doors.

THE MODERN APARTMENT HOTEL

The illustrations on these pages give some indication of the extent of our ability to serve you in an apartment hotel way. These pictures represent the actual work done by our house, and show only a small part of our activities in this line. We can submit many examples of the highest success in the complete furnishing of apartment and other hotels. All over America are hotels we have served in a big way—hotels that praise our goods and service, and the fairness of our prices.

In all the goods we sell the outstanding feature is that of **QUALITY**. Low price is always a consideration with us, cheapness never. There is a difference between a cheap article and a low priced one. Quality comes first with us, price second. Yet our reputation of saving our customers money is widespread. Apartment hotels require goods that will last long and look well under hard usage. We sell no other kind. This is one of the reasons why we lead as hotel outfitters.

When the hotel man buys an article from us he can depend upon it doing just what we say it will do. We never knowingly sell anything that does not come up to the certain high standard we have set. But if through any unfortunate circumstance it falls below this standard we are ready to make good. No matter whether you buy a single article from us or whether you entrust us with the entire outfitting of your hotel, your satisfaction is absolutely guaranteed.



Model Three Room Apartment in our Salesrooms. Attractive breakfast room. Popular colonial style furniture finished in midnight blue with gold striping. Beautifully draped curtains.



Magnolia Terrace Apartments, Chicago. A typical living room. The table lamp, built-in book case and fireplace give a very pleasing effect showing mahogany and reed furniture.



Model Three Room Apartment in Our Salesrooms. Dining room. Queen Anne furniture. American walnut finish. Buffet on panel which revolves bringing wall bed into room.



Model 3 Room Apartment in Our Salesrooms. Kitchenette. China cabinets separate breakfast room from kitchenette.



Kellshore Apartment Hotel, Chicago. Combination living and dining room. Popular gate leg table. Combination library and desk table, mahogany rocker and table, reed furniture.



Model Three Room Apartment in Our Salesrooms. Living room. Adam period mahogany cane furniture with floss pillows and spring cushion seats. Bigelow Axminster carpets.

The latest noteworthy example of our ability to handle big work is the Hotel Winton, of Cleveland. While this is not an apartment hotel it shows very conclusively the wide extent of our service in the way of completely equipping a great modern establishment. We were awarded the contract for furnishing the Winton practically entire, the contract involving around \$300,000. We furnished the equipment for the kitchen, bakeshop, dining rooms, grill, cafe and lunch rooms. We sold the Winton its furniture, carpets, rugs, window shades, china and other miscellaneous furnishings. Our work for the Winton involved much more than merely selling the goods and shipping them. Our experts worked out plans for the various activities of the hotel and then installed the equipment according to the plans. We put in the bakeshop for this great 600 room hotel—a shop with every possible labor saving device. We sold and installed all the Winton's kitchen equipment including ranges, broilers, steam kettles, steamers, cook's tables, serving tables, Victor dishwashers, Kellum coffee urns and all utensils. We installed in this hotel a complete and modern coffee shop. We planned and installed in the Winton a great banquet service enabling the management to handle 1500 guests at a time. Everything about the Winton is built for quick and satisfactory service that will please the guests and yield a profit. You get the point, of course. Not only did we manufacture for and sell to the Winton an eminently satisfactory line of equipment, but we gave to the management the benefit of our expert knowledge. By taking actual charge of the installation we relieved the Winton people of the vast amount of worry and responsibility that naturally attaches itself to so tremendous an undertaking. We mention this somewhat in detail in order that we may show you our ability to carry out in a satisfactory manner any order, great or small, that you may see fit to entrust to us. If you so desire you may leave to us the entire task of equipping your apartment hotel. You may know that it will be done in the most efficient manner and at a saving over what others would charge for similar service. Our apartment hotel equipping division is at your disposal.

WRITE FOR INFORMATION

ALBERT PICK & COMPANY

208-220 West Randolph St. CHICAGO, ILLINOIS



Kellshore Apartment Hotel, Chicago. One of the most modern and up-to-date of its kind. The living room, dining room and sun parlor furniture, as well as the chinaware, silverware, bedding and floor coverings were furnished by Albert Pick & Company. We can supply all the furnishings and equipment for an apartment hotel of any size, saving its owner time and money.

THE STRAUS PLAN

and

FINANCING MODERN BUILDINGS

THE Straus Plan is nationally known as the most satisfactory method of making first mortgage bond issue loans, perfected through many years' experience. S. W. Straus & Co., investment bankers, not brokers, underwrite bond issues secured by improved, income producing city real estate, and those which are the obligation of industrial and mercantile corporations with real estate assets. A number of buildings herein pictured being satisfactorily financed according to the Straus Plan. We regard such apartment buildings, which meet an increasing demand and are an established product of modern city life, as attractive security for Straus loans.

The experience of real estate owners whom we have assisted in financing building operations, proves the Straus Plan to be the vital element in the financial structure—it is a sound and scientific method of modern financing. We have evolved a system which is distinctive and thoroughly worked out; just and satisfactory to borrower and investor. Our experience with real estate development gives us a broad understanding of the fundamental requirements which affect the profitable return from an investment. Although we have made many loans under the Straus Plan in the United States, we have maintained a record of thirty-five years without loss to any investor.

Our House specializes in making long term loans upon modern office, hotel, commercial and apartment buildings under construction, from architects' plans and specifications; although we also make loans on completed buildings where the improvements are substantially new. We pay out promptly to the contractors during the progress of the construction of the building. We loan in amounts over \$150,000, at current interest rates, the discount depending on general financial conditions.

The Straus Plan of assisting the financing of real estate improvements is the yearly amortized mortgage plan whereby about 5% of the principal is paid off annually, beginning the end of the second year. The advantages are:

1. The annual interest charge is decreased each year as the loan is reduced;
2. The largest interest payments are made when the building is new;
3. Payments of principal do not begin until the end of the second year, giving the borrower ample time to complete the building, rent it, and place it on a paying basis;
4. At final maturity, the loan can be readily renewed, usually at a lower rate because of the reduced principal sum outstanding.

We do not attempt to burden the mortgagor with unnecessary, stringent requirements, and in the administration of our loans, the technicalities traditional with most loaning institutions have been eliminated. The borrower may expect immediate investigation and decision on every application, business-like service and experienced co-operation in all matters in connection with a loan, from its inception until the final payment—made possible because of the concentration of authority in our Loan Department.

We are ready to underwrite first mortgage bond issues on projects whose success is assured by the excellence of location, reasonable physical cost, skill of the architect in design, the ability of the building contractors, adequate earning power, valuation assuring a margin of security ample for safety, and responsibility of the owner.

Owing to the knowledge derived from the volume of our business, we can advise on the planning, adaptability, and financing of a proposed improvement. Our co-operation is an invaluable aid to architects, construction concerns and property owners.

ALL BRANCHES OF BANKING

Founded 1855
A State Bank



Capital and Surplus
\$2,000,000

Bond Issues Underwritten for Building Purposes
Loans Made on Improved Chicago Real Estate
Central Realty Loans in important American Cities

*We offer choice First Mortgage Investments, backed
by an unequalled record of 62 years' proven safety*

GREENEBAUM SONS BANK AND TRUST COMPANY

SOUTHEAST CORNER LA SALLE AND MADISON STREETS
OLDEST BANKING HOUSE IN CHICAGO

A WONDERFUL NEW TABLE

AS A LIBRARY TABLE

Closed Size 26 x 45



AS A DINING TABLE

Open Size 45 x 45



LIBRY-DINE
TRADE MARK
TABLE
PATENTS APPLIED FOR

A Library and Dining Table Combined

QUICKLY and easily converted from one to the other. As Library Table, gives no evidence of dual purpose. Costs no more than a library table of equal size and quality. Most of the buildings in this book are equipped with Library-Dine Tables.

FOR FURTHER INFORMATION ADDRESS

TWIN CITY MISSION FURNITURE CO., 2285-7-9 Hampden Ave., St. Paul, Minnesota

The Waste and Rubbish Problem of the Apartment Hotel Building solved by Kerner Incinerator System

THIS type of building has more refuse to be taken care of than any other used for residential purposes, because of the fact that there are more complete housekeeping units in a given area.

The Kerner Incinerator System

is a scientific and economical solution of this problem. It accomplishes the total elimination of household and kitchen waste instantaneously by burning and without extra cost or odors.

How the Kernerator Operates

Small receiving doors are located in each kitchen or in the wall of a service hall on each floor of the building. These doors open into either the regular chimney or a special one, and thru these receiving doors is passed all refuse. This material falls down the flue into the incinerating chamber at the base of the chimney in the cellar, which is a specially designed enlargement of the chimney with a patented arrangement of grate and flues.

This miscellaneous waste material distributes itself in a separated and loose condition, permitting the draft, fire and heat to circulate through and around the moist material.

When the incinerating chamber is nearly full, it is lighted and the whole mass will burn without further attention or added fuel.

CLEANEST, QUICKEST AND CHEAPEST

CLEANEST — because the garbage is burned to cinders by a method that also renders the wastage odorless. All waste including tin cans, garbage, broken crockery — everything that is not wanted, disappears forever through the little door in the service hall or kitchen. The incinerator does the rest.

QUICKEST — because as soon as waste accumulates it is placed in the hopper door and falls down the flue to the incinerator in the basement.

CHEAPEST — because its first cost is last. No commercial fuel is required. The garbage "consumes itself" when ignited, as there is plenty of paper, rags and other dry, combustible material to burn and to dry out moisture in garbage, which, when dried, is readily combustible and burns to harmless ashes. Garbage haulage is eliminated.

A POSTAL TO US TODAY WILL BRING AN INTERESTING CATALOG TO YOU TOMORROW

KERNER INCINERATOR COMPANY

596 Clinton Street, Milwaukee, Wis.

A large number of the buildings shown in this book are equipped with Kernerators. Thousands in use in all classes of buildings thruout the United States



GOLD MEDAL



DOORS

GOLD MEDAL AWARDS:

1909

ALASKA-YUKON-PACIFIC EXPOSITION

1915

PANAMA-PACIFIC-INTERNATIONAL EXPOSITION

GOLD MEDAL

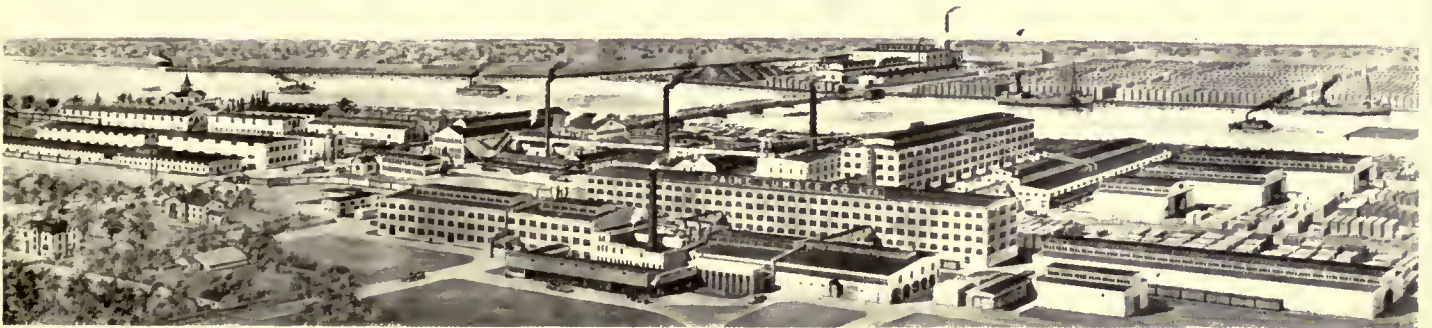


DOORS

WE MAKE EVERYTHING IN MILLWORK
IN ANY KIND OF WOOD

*Every Variety of Interior Woodwork, Inlay
and Cabinet Work, Porch Work, Door and
Window Frames*

WALL BED DOORS A SPECIALTY



Paine Lumber Co., Ltd.

THE LARGEST MILLWORK PLANT IN THE WORLD

Oshkosh, Wisconsin

GOLD MEDAL



DOORS

GOLD MEDAL



DOORS

Your Apartment Buildings are not complete without SAFETY DETACHABLE WINDOWS

THE MOST CONVENIENT *and* SENSIBLE
WINDOW EVER CONSTRUCTED

THEY are snow, rain and wind-proof.

They do away with ladders, tools and all elements of personal danger.

They are taken out, washed and cleaned from the inside.

All you have to do is to unhook the catch when they are lifted out, almost as easily as you could lift your hand.

Safety Detachable Windows are absolutely tight and burglar-proof, any ten-year old child can operate them.

Storm windows and screens are also put on almost in an instant, by simply touching a button and slipping them in.

Cost no more than other windows when you consider the hardware, and are far superior.

Any sash and door factory can make them, or they can be attached to old windows.

Architects should insist on their use.



1. Lower window raised three inches and pressed gently against left hand jamb.

2. Unhooking cords from window and hooking them into the jamb hook plates. Shows ease of operation.

3. Upper window lowered to within three inches of sill and gently pressed against right hand jamb.

4. Unhooking cords from upper sash and hooking into plates. Shows handy access for replacing.

FOR FURTHER PARTICULARS, PRICES, ETC., WRITE TO

SAFETY DETACHABLE WINDOW CORPORATION

532-536 SECURITY BUILDING, MINNEAPOLIS, MINN.

